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Local Agencies

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GARY L. PRYOR
DIRECTOR



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE
336 VIA VERA CRUZ - SUITE 201
SAN MARCOS, CA 92069-2620
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST - SIXTH FLOOR
EL CAJON, CA 92020-3512
(619) 441-4030

RESPONSE

November 2, 2005

Steve Power, AICP
Environmental Projects Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

**Re: Comments on the City of Chula Vista Revised Draft General Plan Update;
Re-Circulated Draft Environmental Impact Report (EIR-05-01) including
Technical Appendices and the Otay Ranch General Development Plan
Amendments**

The County of San Diego has received and reviewed the City of Chula Vista Revised Draft General Plan Update, Re-Circulated Draft Environmental Impact Report and technical appendices, and Draft Otay Ranch General Development Plan amendments dated September 2005 and appreciates this opportunity to comment. In response to the document the County, as a responsible agency under CEQA Section 15381, has comments that identify the potentially significant environmental issues that may have an affect on the unincorporated lands of San Diego County, reasonable alternatives and mitigation measures that the County will need to have explored in the environmental document.

County Department of Planning and Land Use (DPLU), Department of Public Works (DPW) and County Solid Waste Local Enforcement Agency (LEA) staff have completed their review and have the following comments regarding the content of the above documents:

RE-CIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

- D-1 1. Page S-10. City of Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan/Otay Ranch General Development Plan/Otay Ranch Resource Management Plan (RMP) section states that the following

- D-1 The Otay Ranch Resource Management Plan (RMP) does not specify that all proposed changes to the RMP require the approval of the County of San Diego. As stated in Policy 9.6 of the RMP, "Following notice of a public hearing, the RMP may be amended by the legislative body having jurisdiction over the use of land affected by the amendment, provided that all such amendments shall be subject to review and comment by the Preserve/Owner Manager, by the City of Chula Vista and by the County of San Diego."

The City of Chula Vista has provided the County of San Diego with the appropriate opportunity to review and comment on the proposed amendment. No other actions are needed from the County at this time for the proposed changes to become effective. Although not required by the RMP, the City recommends that the County amend their RMP Preserve map in the future to be consistent with the City's boundary changes.

amendments to the Otay Ranch General Development Plan (GDP) and Resource Management Plan (RMP) are proposed:

“(1) Amend the Otay Ranch General Development Plan (GDP) and Resource Management Plan (RMP) to redefine the eastern and southern boundaries of Villages 9, 10, and 11 consistent with the adopted City of Chula Vista MSCP Subarea Plan.

(2) Amend the Otay Ranch GDP and RMP to include approximately 52 acres of developable University land in the southeastern portion of Salt Creek consistent with the adopted City of Chula Vista MSCP Subarea Plan.

(3) Amend the General Plan and Otay Ranch GDP land use maps to add a note of clarification denoting the development areas that have been acquired for open space purposes within **Villages 14, 15**, and Bella Lago.”

Part of the approval of a General Plan Amendment for Otay Ranch by the Board of Supervisors in 1993 included approval of the Phase I RMP. This is a comprehensive planning document that addresses the preservation, enhancement, and management of sensitive natural and cultural resources on the 22,899-acre Otay Ranch property. The goal of the RMP is establishment of an open space system that will become a permanent Management Preserve dedicated to the protection and enhancement of the multiple resources present on Otay Ranch. The RMP is to be implemented as part of the overall integrated planning approach for Otay Ranch. A series of goals, objectives, policies and standards in the RMP address the resource protection issues.

Whereas the Phase 1 RMP established the framework for the RMP, the Phase 2 RMP translates the Phase 1 RMP policies into specific action programs. The Phase 2 RMP defines specifically how the adopted Phase 1 policies and guidelines will be implemented.

The RMP is part of the Otay Subregional Plan, which is part of the County of San Diego General Plan. Any proposed changes to the RMP require a General Plan Amendment approved by the Board of Supervisors in order for the changes to the RMP to become effective. No applications for an amendment to the County of San Diego Otay Subregional Plan RMP have been submitted to the County of San Diego Department of Planning and Land Use at this time. The DEIR needs to discuss the approval process for the proposed revisions to the RMP and should discuss the potential impacts associated with the County Board of Supervisors not adopting these amendments.

LAND USE

- D-2** 2. The project description is inadequate. Section 1.3 of the Recirculated Draft EIR states that three scenarios were developed for each of the three planning areas to which changes are proposed, and from that a Preferred Plan was developed. Furthermore, it is stated that the Preferred Plan and each of the three scenarios were reviewed in detail to provide decision makers with the flexibility to approve land use and circulation amendments throughout the range of the scenarios, not just those that are part of the Preferred Plan. This approach is inadequate for the purposes of a project description. Without a clear project description, it is impossible to adequately analyze potential impacts and develop mitigation measures. Furthermore, it is impossible to evaluate how the project alternatives would reduce impacts versus the proposed project, when there are three possible proposed projects.
- D-3** 3. There is a lack of internal consistency in the DEIR and General Plan documents. Draft EIR states that scenarios 2 and 3 propose residential uses within the 1000-foot buffer of Otay Landfill, and that this would be in conflict with proposed Objective LUT79. The City has essentially created a project description through its use of 'scenarios' that conflicts with policies proposed in the General Plan update. This is a fundamental planning error and furthermore Government Code Section 65300.5 requires internal consistency in preparing General Plans and elements thereof. The County requests that the scenarios which propose residential uses around the landfill buffer be removed to address these inconsistencies.
4. The City continues to propose residential uses in the landfill buffer. The Draft EIR states that scenarios 2 and 3 propose residential uses within the 1000-foot buffer of Otay Landfill, and that this would be in conflict with proposed Objective LUT79. Therefore, from the County's perspective, this aspect of scenarios 2 and 3 cannot, and should not be approved, as it would not be in conformance with the proposed General Plan Update. Furthermore, the County has already advised the City of Chula Vista that adoption of any general plan designation which permits residential land uses within the landfill buffer would be incompatible with the operation of Otay Landfill (See attached correspondence dated March 2, 2005). The County continues to urge the City of Chula Vista to retain in its General Plan, only those land use designations deemed compatible with the landfill in the landfill buffer area, and deny any proposal to establish residential land use designations.

The land use policy LUT 79.5 states that the City will "limit land uses adjacent to the Otay landfill to open space and limited industrial uses or business parks." However, this policy should clearly state that uses within the 1,000 foot buffer of the Otay landfill are limited to open space and limited industrial uses or business parks. The current policy, which states "adjacent to the Otay landfill", is too vague to adequately protect public health and the

- D-2** The EIR analyzed four land use and circulation scenarios. Three preliminary scenarios were developed as part of the outreach program for the General Plan Update. Each scenario identified possible land use and circulation changes within portions of the Northwest, Southwest, and East Planning Areas. After intensive analysis and extensive community input, a Preferred Plan was developed with input from the General Plan Update Steering Committee. Section 3.5.2.1 in the Project Description of the EIR contains a description of the Preferred Plan. The proposed land use plan for the Preferred Plan is shown in Figure 3-6 of the EIR. Table 3-3 of the EIR lists the Preferred Plan's land use distribution for the entire General Plan area. Sections 3.5.2.2, 3.5.2.3, and 3.5.2.4 in the Project Description of the EIR contain a description of Scenarios 1, 2, and 3 respectively. The land use maps for each district for all three Scenarios can be found in Appendix B to the EIR. Tables 3-5, 3-6, and 3-7 provide the breakdown of land uses that would result from the adoption of Scenarios 1, 2, and 3 within the Northwest, Southwest, and East Planning Areas. The Preferred Plan and all three scenarios are analyzed throughout the EIR. Mitigation measures for the Preferred Plan and the scenarios were included where appropriate. Section 11 in the EIR analyses four alternatives. Each alternative was evaluated against the Preferred Plan as well as all three scenarios provided to demonstrate how the alternatives reduce impacts compared to the Preferred Plan as well as the scenarios.

- D-3** This comment requests that Scenarios 2 and 3 be revised in order to address inconsistencies between the Policy LUT 79.5 and the proposed residential uses around the landfill buffer, land uses proposed under Scenarios 2 and 3. Policies LUT 79.1 through 79.5 address land uses adjacent to the Otay Landfill. Objective LUT 79 states:

Establish appropriate land uses adjacent to the Otay Landfill and Wolf Canyon that reflect the unique land use and landform characteristics of these areas.

Specifically, the Preferred Plan is consistent with Policy 79.5 which states:

Limit land uses adjacent to the Otay Landfill to open space and limited industrial uses or business parks.

The EIR concludes that significant impacts under Scenarios 2 and 3 would occur because both scenarios place residential uses adjacent to the landfill and would be in conflict with this proposed policy. The Preferred Plan is recommended by City staff. If the City Council decides to adopt Scenarios 2 or 3, the adoption of a Statement of Overriding Considerations for these impacts will be required for implementation of Scenarios 2 or 3.

LAND USE

2. The project description is inadequate. Section 1.3 of the Recirculated Draft EIR states that three scenarios were developed for each of the three planning areas to which changes are proposed, and from that a Preferred Plan was developed. Furthermore, it is stated that the Preferred Plan and each of the three scenarios were reviewed in detail to provide decision makers with the flexibility to approve land use and circulation amendments throughout the range of the scenarios, not just those that are part of the Preferred Plan. This approach is inadequate for the purposes of a project description. Without a clear project description, it is impossible to adequately analyze potential impacts and develop mitigation measures. Furthermore, it is impossible to evaluate how the project alternatives would reduce impacts versus the proposed project, when there are three possible proposed projects.
3. There is a lack of internal consistency in the DEIR and General Plan documents. Draft EIR states that scenarios 2 and 3 propose residential uses within the 1000-foot buffer of Otay Landfill, and that this would be in conflict with proposed Objective LUT79. The City has essentially created a project description through its use of 'scenarios' that conflicts with policies proposed in the General Plan update. This is a fundamental planning error and furthermore Government Code Section 65300.5 requires internal consistency in preparing General Plans and elements thereof. The County requests that the scenarios which propose residential uses around the landfill buffer be removed to address these inconsistencies.

- D-4
4. The City continues to propose residential uses in the landfill buffer. The Draft EIR states that scenarios 2 and 3 propose residential uses within the 1000-foot buffer of Otay Landfill, and that this would be in conflict with proposed Objective LUT79. Therefore, from the County's perspective, this aspect of scenarios 2 and 3 cannot, and should not be approved, as it would not be in conformance with the proposed General Plan Update. Furthermore, the County has already advised the City of Chula Vista that adoption of any general plan designation which permits residential land uses within the landfill buffer would be incompatible with the operation of Otay Landfill (See attached correspondence dated March 2, 2005). The County continues to urge the City of Chula Vista to retain in its General Plan, only those land use designations deemed compatible with the landfill in the landfill buffer area, and deny any proposal to establish residential land use designations.

The land use policy LUT 79.5 states that the City will "limit land uses adjacent to the Otay landfill to open space and limited industrial uses or business parks." However, this policy should clearly state that uses within the 1,000 foot buffer of the Otay landfill are limited to open space and limited industrial uses or business parks. The current policy, which states "adjacent to the Otay landfill", is too vague to adequately protect public health and the

- D-4
- The recirculated dEIR concluded that significant impacts would occur with the approval of Scenario 2 or 3 as a result of the placement of residential uses within the 1,000-foot buffer of the Otay Landfill (Page 184 of the dEIR). As stated above, Policy LUT 79.5 of the General Plan Update limits land uses adjacent to the Otay Landfill to open space and limited industrial uses or business parks. Policy LUT 79.5 addresses the Preferred Plan land uses.

Scenarios 2 and 3 place residential uses adjacent to the landfill and are, therefore, in conflict with this policy. This is a significant land use impact. The Preferred Plan is recommended by City staff and places no residential units within the buffer area. If the City Council decides to adopt Scenarios 2 or 3, the adoption of a Statement of Overriding Considerations for these impacts will be required for implementation of Scenarios 2 or 3.

In addition to land use impacts, the Air Quality section of the dEIR concluded that significant odor impacts would occur with the approval of Scenario 2 or 3 as a result of the placement of residential uses within the 1,000-foot buffer of the Otay Landfill. Mitigation Measure 5.11-2 listed on page 419 of the dEIR was established to reduce these significant odor impacts to below a level of significance.

environment from the effects of the landfill. The minimum 1,000 foot buffer established by the County and the City of Chula Vista must be set out expressly in the General Plan and actually maintained for use only as open space or industrial / business park uses.

Land adjacent to the Otay Landfill is not suitable for development during the time when the landfill is in active operation. The buffer zone around the landfill should remain intact. This buffer was used in the Final EIR –Otay Landfill Development and Expansion Plan February 2000, "to reduce baseline carcinogenic risk isopleths for a residential receptor" and odors (page 2-44&46). The LEA suggests a cancer risk study be provided for this EIR for any development within the buffer zone, industrial or residential. Cancer risk is identified as a significant impact within this EIR in these identified pages.

Active landfills represent potential increases in risk to public health, safety and environmental issues. Dust, noise, odors, fugitive landfill gas emissions and the use of sewage biosolids are a common theme of nuisance complaints from landfill neighbors. When the wind shifts during events known as "Santa Anas" the LEA receives odor complaints from the developed western side of the landfill in the area known as Robinhood Homes (*East Main Street Sub Area*). Birds, flies and other vectors are attracted to active landfills and often migrate off site causing public health and environmental impacts to the neighborhood.

The wind normally flows from west to east across the landfill to the buffer zone where residential and industrial uses are being. The LEA requests further study to determine impacts of the landfill on workers and residents in this area. The nuisance complaints and perceived risk from landfill neighbors will affect the operation of the landfill and the resources of the County for response, enforcement and abatement.

The LEA also wishes to point out that a closed landfill is still biologically active and generates landfill gas and leachate for 30+ years. A closed landfill requires monitoring, repair, and construction activities such as drilling of water monitoring wells, gas extraction and monitoring wells, gas collection systems and surface grading. These actions can be a nuisance to both residents and workers and possibly a health risk. Post closure impacts should be mitigated or discussed as significant impacts to the adjacent community for at least 30 years post closure

Although it is stated that the preferred scenario and scenarios one through three have been analyzed in enough detail to allow adoption of any of the four scenarios, the County is opposed to adoption of any scenario which allows residential uses in the 1,000 ft. buffer. This opposition is based on the significant impacts that will result to the health and quality of life of the surrounding residents and the impacts to County resources related to landfill

response, enforcement and abatement. These impacts (documented in the Final EIR –Otay Landfill Development and Expansion Plan February 2000) would be significant if any scenario is adopted that allows residential uses in the landfill buffer.

- D-5** 5. The LEA reiterates the comments of the California Integrated Waste Management Board (CIWMB) dated September 22, 2005 regarding the inaccuracies in the City's documents pertaining to the remaining capacity, permitted capacity and expected closure date of the Otay landfill.

- D-6** 6. Table 1-3 states, "Scenario 2 proposes to allow a portion of Wolf Canyon to be filled to accommodate development. The scenario would remove Preserve in the western fork of Wolf Canyon and add Preserve in the northern portion of the main drainage of the canyon. Therefore, impacts resulting from development associated with Scenario 2 would be significant."

Biological features were an important consideration in the preparation of the Phase 1 RMP and were examined in great detail. Figure 10 in the Phase 1 RMP illustrates the location of key resource areas. Wolf Canyon represents a topographically well-defined resource area in the western portion of the Otay Valley parcel. It includes California gnatcatchers, cactus wrens and Otay tarweed. It is also utilized by raptors for foraging and perching. Each preserve area must be designed to meet the specific needs of the species of concern in the region. Design size and configuration of the preserve areas must focus precisely on the species and habitat of concern. The proposed substitution of other land ("not identified as a key resource area") for the currently designed Wolf Canyon preserve (identified as a "key resource area") is ineffective and inappropriate. A detailed conservation analysis should be conducted prior to adoption of the DEIR to determine what the impacts on the value of the resources on the "give" sites as compared to the "take" sites to ensure compliance with the Phase 1 and Phase 2 RMPs. A detailed analysis should be included in the DEIR that addresses how the proposed amendment conforms to the objectives, guidelines, policies and action plans set forth in the Phase 1 and Phase 2 RMPs.

- D-7** 7. Page S-21. Table 3-1. "The proposed discretionary actions include modifications to the General Plan, the Otay Ranch GDP, and the Otay Ranch RMP to ensure consistency with the adopted subarea plan of the MSCP. The action covered by this EIR addresses the modification of the plan boundary as it reflects the approved and adopted Subarea Plan. This action will bring the adopted General Plan map into consistency with the Subarea Plan, thereby eliminating conflict between these components of the General Plan."

The RMP is part of the Otay Subregional Plan, which is part of the County of San Diego General Plan. Any proposed changes to the RMP require a General Plan Amendment approved by the Board of Supervisors in order for

D-5 Comment noted. Please see Response to Comment A-1.

D-6 This comment requests that an analysis should be included in the EIR regarding the development under Scenario 2 which would require a Boundary Adjustment to the City of Chula Vista MSCP Preserve. Page 180 of the dEIR states that implementation of Scenario 2 would require a portion of Wolf Canyon to be filled to accommodate development. Development under this scenario would require a Boundary Adjustment to the City of Chula Vista Subarea Plan. The scenario would remove Preserve in the western fork of Wolf Canyon and add Preserve in the northern portion of the main drainage of the canyon. Absent a demonstration of functional equivalency, this is considered a significant, unmitigated impact.

The Preferred Plan is recommended by City staff. If the City Council decides to adopt Scenario 2, the adoption of a Statement of Overriding Considerations for these impacts will be required.

D-7 See Response to Comment D-1.

the changes to the RMP to become effective. The DEIR should include an analysis of potential impacts should the County Board of Supervisors not adopt these amendments.

- D-8** 8. Page 161. 2. Town Center Designation. This amendment would establish a new Town Center designation that allows for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments.

The new Town Center Designation may not be appropriate for lands that are adjacent to lands within the County of San Diego MSCP Preserve or adjacent to lands within the County that are designated as low-density. Potential impacts to the MSCP preserve from higher density development in the Town Center Designation area should be evaluated.

BIOLOGICAL RESOURCES

- D-9** 9. Figure 5.3-1 "Natural Systems Open Space" This Figure fails to depict the Otay Ranch hardline preserve located within the County of San Diego Multiple Species Conservation Program (MSCP) (a Natural Community Conservation Program). The County's MSCP applies to all unincorporated lands within its boundaries – including the unincorporated areas of Otay Ranch. Any projects or amendments proposed by the City of Chula Vista within the boundaries of the County of San Diego MSCP will need to comply with its provisions. Any amendments to this hard-lined preserve area will require a Major Amendment as provided in the County of San Diego MSCP Subarea Plan.

PUBLIC SERVICES

- D-10** 10. Table 5-13.12 "Summary Of Existing And Future Park And Recreation Facilities". This table includes acreage for two future 9-acre neighborhood parks in Otay Ranch Village 13, which is outside of the City of Chula Vista municipal boundaries, and current Sphere of Influence. The developers of Village 13 have submitted a project proposal to the County of San Diego. The City of Chula Vista should not include lands within the County of San Diego unincorporated area within its General Plan Area. These areas are included in the County of San Diego General Plan and are currently being analyzed by the County. Therefore, the City of Chula Vista should not rely on the use of lands outside its land use jurisdiction/authority to meet its goals or to mitigate impacts.

- D-8** The Town Designation would not allow high density development adjacent to the MSCP Preserve. The Town Center concept maintains a quarter-mile pedestrian-shed radius that contains the number of households needed to support viable public transit stations. New Town Center policies will require a gradual reduction in multi-family and single-family densities farther away from the Town Center. The new Town Center Designation is proposed in Villages Eight and Nine within Otay Ranch. The Town Center designation in these villages is not located in areas adjacent to lands within the County of San Diego MSCP Preserve or adjacent to lands within the County that are designated as low-density. Therefore, impacts to the MSCP Preserve from higher density development in the Town Center Designation were not evaluated.

- D-9** There are no amendments proposed to the County of San Diego MSCP hard-line preserve.

- D-10** This comment states that the City of Chula Vista should not rely on lands outside of its jurisdiction to meet its neighborhood park requirements for Otay Ranch. The City of Chula Vista is not relying on the use of lands outside of its jurisdiction to meet its neighborhood park acreage requirement for Otay Ranch. Pursuant to the Otay Ranch General Development Plan, each village in Otay Ranch is required to meet its neighborhood park requirement within its own boundaries. Chula Vista does not deviate from this requirement. Park acreage in Village 13 was referenced in Footnote 5 to Table 5.13-2 in order to provide clarification of park acreage outside of Chula Vista but within its General Plan area.

TRAFFIC AND TRANSPORTATION

DPW staff has reviewed the revised Transportation Study (TS) prepared by Kimley-Horn and Associates dated September 6, 2005 regarding the City of Chula Vista General Plan Update. It appears that Transportation Study has not addressed the County's previous comments dated February 2005. The County is concerned that the proposed plan will have significant direct and/or cumulative traffic impacts to roads and intersections located in the Bonita/Sweetwater community and the Otay Subregion of the unincorporated area. Our previous comments requested the inclusion of a more County-specific discussion in the DEIR/ Transportation Study. The following are our comments that should be addressed in a revised DEIR and Transportation Study:

- D-11** 11. The DEIR/TS should identify the Circulation Element roads that are currently located within the County's jurisdiction that are part of the City's sphere of influence area. Preferably, the DEIR/TS should include a separate discussion that specifically addresses the impacts to County roads.
- D-12** 12. The separate County roads discussion should identify Levels-of-service, forecasted traffic volumes, and increase in traffic volumes due to the proposed General Plan for roads located within the County's jurisdiction that are adjacent to the City of Chula Vista. These roads include Proctor Valley Road, Otay Lakes Road, and several roads in the Bonita/Sweetwater community and Otay Subregion.
- D-13** 13. The DEIR/TS should identify any inconsistencies between the City and the County's Circulation Element Plans as proposed for the County's General Plan 2020 update. The DEIR/TS should identify any differences in either the planned roadway classifications and/or road alignments. For further information regarding the County's Circulation Element Plan, please call Nick Ortiz at 858-874-4204.
- D-14** 14. The County's Public Road Standards LOS criteria should be used in the assessment of roads located within the County's jurisdiction.
- D-15** 15. The DEIR/TS should clarify the land use and road network assumptions used for the sphere of influence areas in traffic modeling analysis (Pg.28). The DEIR/TS should state whether the assumptions are based on buildout (post-2030) of the City's proposed General Plan or the SANDAG Series 10 Year 2030 projections.
- 16. The DEIR/TS should clearly identify any significant impacts to County roads and provide recommended mitigation measures.
- 17. It appears that the proposed General Plan will significantly impact segments of Bonita Road currently located within the County's jurisdiction. The TS

- D-11** The traffic study for the General Plan Update calculated existing and future levels of service for each roadway segment evaluated within the General Plan Area, which included several roadways within the County's jurisdiction. County of San Diego roadway segments were evaluated using Chula Vista criteria and were not separated from other facilities currently within the City. The traffic implications of proposed land use/transportation network alternatives were evaluated using the SANDAG TRANPLAN regional traffic model, which is based on Series 10 employment and population projections for the San Diego region. This computerized model takes land use and transportation network information as inputs and estimates the volumes of traffic on existing and future roadways under long-term future conditions using the four-step Urban Transportation Planning Process. This process includes trip generation, mode split, trip distribution and traffic assignments. The planning "horizon year" for this study is the Year 2030. Regional transportation infrastructure was modeled using SANDAG's "reasonably expected" Mobility 2030 assumptions. The impact analysis assumed that the city was built out in 2030, but that the surrounding area was consistent with the SANDAG land use assumptions for the year 2030.
- D-12** The tables contained in the dEIR and the Transportation Study do provide a summary of LOS, traffic volumes, volume-to-capacity ratios, and other information for the roads listed in this comment. As discussed in Response to Comment D-11, County of San Diego roadway segments were evaluated using Chula Vista criteria and were not separated from other facilities currently within the city.
- D-13** The cumulative traffic analysis conducted for the General Plan Update employed the regional traffic database and modeling employed by SANDAG. As such, it included the projected growth for the region, including both growth in regional trips and anticipated expansion of the circulation system. The extent to which SANDAG's regional projections reflect the County's adopted circulation system is the extent to which the EIR considered the County's roadway standards. Traffic effects identified in Chapter 5.10 of the dEIR were significant.
- D-14** The Chula Vista standard for LOS C is more conservative than the County's LOS D standard as described on Page 347 of the dEIR. LOS C is a widely accepted and conservative standard for roadway capacities. It is appropriate to use the City of Chula Vista's criteria to evaluate these roadways.
- D-15** As described on page 28 of the Transportation Study and page 349 of the dEIR (and in Table 1.4-1 of the Transportation Study) the analysis horizon year was 2030. In the traffic model, it was assumed that City of Chula Vista land uses would be build out, while uses in the region and adjacent areas would be developed through the year 2030. All plan alternatives assume that SR-125 would be a tollway south of SR-54. SANDAG's assumptions were for the area outside the City of Chula Vista. Table 1.4-1 of the Transportation Study has been incorporated into the EIR in Table 5.10-3.

TRAFFIC AND TRANSPORTATION

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11. The DEIR/TS should identify the Circulation Element roads that are currently located within the County's jurisdiction that are part of the City's sphere of influence area. Preferably, the DEIR/TS should include a separate discussion that specifically addresses the impacts to County roads.
 12. The separate County roads discussion should identify Levels-of-service, forecasted traffic volumes, and increase in traffic volumes due to the proposed General Plan for roads located within the County's jurisdiction that are adjacent to the City of Chula Vista. These roads include Proctor Valley Road, Otay Lakes Road, and several roads in the Bonita/Sweetwater community and Otay Subregion.
 13. The DEIR/TS should identify any inconsistencies between the City and the County's Circulation Element Plans as proposed for the County's General Plan 2020 update. The DEIR/TS should identify any differences in either the planned roadway classifications and/or road alignments. For further information regarding the County's Circulation Element Plan, please call Nick Ortiz at 858-874-4204.
 14. The County's Public Road Standards LOS criteria should be used in the assessment of roads located within the County's jurisdiction.
 15. The DEIR/TS should clarify the land use and road network assumptions used for the sphere of influence areas in traffic modeling analysis (Pg.28). The DEIR/TS should state whether the assumptions are based on buildout (post-2030) of the City's proposed General Plan or the SANDAG Series 10 Year 2030 projections.
- D-16** 16. The DEIR/TS should clearly identify any significant impacts to County roads and provide recommended mitigation measures.
- D-17** 17. It appears that the proposed General Plan will significantly impact segments of Bonita Road currently located within the County's jurisdiction. The TS

- D-16** The Transportation Study and the dEIR have called out all significant impacts to all facilities on Tables 1.5-1 and 1.5-2 of the Transportation Study and Tables 5.10-3 and 5.10-4 of the dEIR. Section 5.10.5 of the dEIR lists mitigation measures required for the General Plan Update which includes roadways within the County's jurisdiction. Of the facilities located in County jurisdiction (Bonita Road, Sweetwater Road, and Central Avenue), only Bonita Road has significant impacts under the Preferred Plan (i.e., from I-805 to Plaza Bonita Road and from Willow Street to Central Avenue). Mitigation was not recommended for the first segment because traffic signal coordination is not expected to provide much benefit for such a short segment (about 750 feet). However, mitigation (in the form of traffic signal coordination) was proposed for the segment between Willow Street and Central Avenue. As discussed on Page 41 of the Transportation Study, signal coordination, while improving peak hour flow, will not necessarily mitigate project impacts to a less-than-significant level.
- D-17** Operational improvements, which will improve traffic flow, but not necessarily mitigate impacts, will be coordinated with appropriate agencies.

proposes (Pg.43) operational improvements (i.e traffic signal coordination) to mitigate the impacts. The City should coordinate with the DPW Traffic section prior to any implementation of proposed operational improvements along County roads. It should be noted that operational improvements may not fully mitigate the impacts of the proposed General Plan.

- D-18** 18. The DEIR should not rely on future planned roads to mitigate for traffic impacts. The DEIR notes that traffic volumes on Otay Lakes Road will be reduced once the SR-125 tollway becomes a freeway. It should be noted that SR-125 will not convert from a tollway to a freeway until the completion of the 35-year franchise agreement. Senate Bill 463 also proposes to extend the franchise agreement to 45 years.
- D-19** 19. The TS states (Pg.25) that the City and County of San Diego uses LOS D as their performance standard. The DEIR/TS should also discuss conformance with the County's Public Facility Element Transportation Policy 1.2.
- D-20** 20. The City should be aware that an application to close and vacate portions of Proctor Valley Road and San Miguel Road has been submitted to the County. The DEIR/TIS should evaluate/discuss the cumulative impacts of the proposed General Plan Amendment with the road closure/vacation request proposal.
- D-21** 21. The County's draft Transportation Guidelines for the Determination of Significance should be used as a guide in the preparation of the traffic analysis. If an alternate method is used, it must be in conformance with the requirements of CEQA (see Section 15130 of the State CEQA Guidelines).
22. In April 2005 the County adopted the Transportation Impact Fee (TIF) program. The program may provide a mechanism to mitigate cumulative impacts to County roads that was not previously available to neighboring jurisdictions. The DEIR/TS should provide a discussion of the feasibility of projects in the City of Chula Vista participating in the TIF program in order to mitigate their cumulative impacts. The TIF fee could be based on the amount of project trips distributed on County roads.
23. City of Chula Vista staff should coordinate with the DPW Capital Improvement Program (CIP) section in order to ensure consistency with the County's Bicycle Transportation Plan. Please contact Tom Hart, Civil Engineer, at 858-495-5288 regarding the Bicycle Transportation Plan.

CHULA VISTA GENERAL PLAN UPDATE AND OTAY RANCH AMENDMENTS

24. Government Code Section 65300 states that "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the

- D-18** The dEIR does not rely on future planned roads to mitigate for traffic impacts. Table 5.10-5 in the dEIR provides a list of measures or operational improvements that would lessen the Circulation Element impacts identified, but because the circulation impacts are defined based on roadway capacity, only measures that increase capacity are available to avoid those effects. Many of the mitigation measures listed in Section 5.10.5 are operational in nature, and will improve arterial progression during the peak commuting hours. This is likely to translate into higher vehicles speeds and possibly an improvement in LOS on certain segments. While operational improvements will not increase the 24-hour capacity of a segment, which is based on the number of lanes, they will improve traffic flow and reduce peak hour congestion. Operational improvements would reduce impacts but not to a level less than significant. All roadway segments identified in Tables 5.10-3 and 5.10-4 of the dEIR as having a significant impact before mitigation will have a significant impact after mitigation, although the intensity of this impact will in most cases be reduced.

The reduced volume on Otay Lakes Road was mentioned for informational purposes. The rationale for not building this facility out to its Adopted General Plan classification is based on several considerations, including absence of "side friction", and the improvements that may be provided through signal coordination.

- D-19** This comment states that the dEIR and Transportation Study should use LOS D as their performance standard and discuss conformance with the County's Public Facility Element Transportation Policy. The traffic analysis for the General Plan Update is not subject to the policies and regulations of adjacent jurisdictions. See Response to Comment D14.
- D-20** The City of Chula Vista has received no official notification regarding the application to close and vacate portions of Proctor Valley Road and San Miguel Road. The cumulative traffic analysis conducted for the General Plan Update employed the regional traffic database and modeling employed by SANDAG. As such, it included the projected growth for the region, including both growth in regional trips and anticipated expansion of the circulation system. Traffic effects identified in Chapter 5.10 of the dEIR were significant. The traffic analyses included mitigation measures to reduce significant traffic impacts. These mitigation measures included operational improvements which would improve traffic flow and alleviate peak hour congestion; however, they would not increase the 24-hour capacity of a segment, which is based on the number of lanes, and would, therefore, not result in avoidance of impacts. As such, operational improvements would reduce impacts but not to a level less than significant. Therefore, significant and unmitigated cumulative traffic impacts are noted for the street network.
- D-21** It is appropriate to use City of Chula Vista criteria in order to be consistent with the other analysis and mitigation. The traffic analysis for the General Plan Update is not subject to the policies and regulations of adjacent jurisdictions. See Response to Comment D-11.

proposes (Pg.43) operational improvements (i.e traffic signal coordination) to mitigate the impacts. The City should coordinate with the DPW Traffic section prior to any implementation of proposed operational improvements along County roads. It should be noted that operational improvements may not fully mitigate the impacts of the proposed General Plan.

18. The DEIR should not rely on future planned roads to mitigate for traffic impacts. The DEIR notes that traffic volumes on Otay Lakes Road will be reduced once the SR-125 tollway becomes a freeway. It should be noted that SR-125 will not convert from a tollway to a freeway until the completion of the 35-year franchise agreement. Senate Bill 463 also proposes to extend the franchise agreement to 45 years.
19. The TS states (Pg.25) that the City and County of San Diego uses LOS D as their performance standard. The DEIR/TS should also discuss conformance with the County's Public Facility Element Transportation Policy 1.2.
20. The City should be aware that an application to close and vacate portions of Proctor Valley Road and San Miguel Road has been submitted to the County. The DEIR/TS should evaluate/discuss the cumulative impacts of the proposed General Plan Amendment with the road closure/vacation request proposal.
21. The County's draft Transportation Guidelines for the Determination of Significance should be used as a guide in the preparation of the traffic analysis. If an alternate method is used, it must be in conformance with the requirements of CEQA (see Section 15130 of the State CEQA Guidelines).

- D-22 22. In April 2005 the County adopted the Transportation Impact Fee (TIF) program. The program may provide a mechanism to mitigate cumulative impacts to County roads that was not previously available to neighboring jurisdictions. The DEIR/TS should provide a discussion of the feasibility of projects in the City of Chula Vista participating in the TIF program in order to mitigate their cumulative impacts. The TIF fee could be based on the amount of project trips distributed on County roads.
- D-23 23. City of Chula Vista staff should coordinate with the DPW Capital Improvement Program (CIP) section in order to ensure consistency with the County's Bicycle Transportation Plan. Please contact Tom Hart, Civil Engineer, at 858-495-5288 regarding the Bicycle Transportation Plan.

CHULA VISTA GENERAL PLAN UPDATE AND OTAY RANCH AMENDMENTS

- D-24 24. Government Code Section 65300 states that "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the

D-22 Developer Impact Fees, such as Chula Vista's TDIF, may be assessed only against developments within the agency's jurisdiction. Voluntary participation in neighboring DIF programs is not a policy of the General Plan Update.

D-23 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.

D-24 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.

county or city, and any land outside its boundaries **which in the planning agency's judgment bears relation to its planning."**

As a planning agency, it is the County of San Diego's judgment that the unincorporated lands outside the City of Chula Vista's boundaries and current sphere of influence bear no relation to the City of Chula Vista's planning and should not be included in the Chula Vista "General Plan Area" based on the following:

- a. These lands are within the land use jurisdiction and authority of the County of San Diego.
- b. The County already is analyzing these lands as part of its General Plan 2020 Update.
- c. On December 14, 1994 (9) the County Board of Supervisors stated its position on the Chula Vista Sphere of Influence Study (Sphere), and directed the Chief Administrative Officer to transmit the following recommendations to the City of Chula Vista and to the Local Agency Formation Commission:

"Easterly Sphere Boundary: Reaffirm February 9, 1994 (4), tentative Board decision to align the easterly Sphere boundary with the San Bernardino Meridian, which roughly passes through the center of the lower Otay Reservoir. It is further recommended that the San Bernardino alignment bend slightly to follow the center of the Lakes between the upper and lower reservoirs. The recommended alignment will result in Otay Ranch Village 13 (Resort), Village 14 (Proctor Valley), Village 15 (San Ysidro West), Village 16 (Jamul Rural Estate) and Village 17 (San Ysidro East Rural Estate) remaining within the unincorporated County, with the Otay Lakes forming the natural boundary between the City and the unincorporated area."

- d. Several lands within the unincorporated areas previously scheduled for development have been purchased by the State or Federal Government as well as by private conservancies for open space purposes (including Villages 14, 15 and 16) and any impacts to the City of Chula Vista related to land use, transportation, public safety or other infrastructure and services created by development in the unincorporated area is greatly reduced.

- p-25 25. The following policies, objectives, and statements in the City of Chula Vista General Plan and Otay Ranch Amendments make it clear to the County that the City is positioning itself to annex unincorporated lands in their sphere of influence **and** plans to pursue expansions of their current sphere of influence boundary to allow further annexations. The County is of the opinion that the

- D-25 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.

existing unincorporated lands east of the City of Chula Vista are not logical extensions of the City of Chula Vista and should not be pursued for annexation.

- a. The Chula Vista General Plan includes objective GPI 6, which is, "Promote logical revisions to the Chula Vista sphere of influence and jurisdictional boundaries". The specific policies related to this objective include GPI 6.1 which states, "Permit, and in some instances promote, requests for reorganization of jurisdictional or sphere of influence boundaries that further the vision established by the Chula Vista General Plan".
- b. Page LUT-231: Objective - LUT 65 Annex to the City development areas in the Proctor Valley or San Ysidro Mountain parcels of the Otay Ranch that require urban-level services from the City or that otherwise relate strongly to the City.
- c. LUT 65.1 Ensure that services and infrastructure are adequate to accommodate development in Villages 13, 14, and 15 of the Otay Ranch GDP.
- d. LUT 65.2 Evaluate for annexation into the City all development areas within those portions of Villages 13, 14, and 15 that require urban-level services.
- e. Page GPI-21: Objective - GPI 6 Promote logical revisions to the Chula Vista sphere of influence and jurisdictional boundaries.
- f. GPI 6.1 Permit, and in some instances promote, requests for reorganization of jurisdictional or sphere of influence boundaries that further the vision established by the Chula Vista General Plan.
- g. GPI 6.2 Require analyses to consider and review impacts to services, infrastructure and fiscal health anticipated by proposed changes to sphere of influence or jurisdictional boundaries.

- D-26 26. Page LUT-229: LUT 10.4.2 Unincorporated East Otay Ranch Subarea. The Unincorporated East Otay Ranch Subarea is located entirely within the unincorporated County of San Diego. As such, it is included within the San Diego County General Plan, specifically addressed by that document's Otay Subregional Plan. According to the Chula Vista General Plan update, the vision for the area is described as follows:

"Development within this Subarea is carefully planned...The area located north of Lower Otay Reservoir and along Otay Lakes Road, identified as the Resort Focus Area, has more intense resort and residential uses, as shown on the County's Otay Subregional Plan. **Development of the Resort Focus Area may require City services to be extended to the site.**"

The County notes that the Resort Focus Area, known as Otay Ranch Village 13 currently has a General Plan Amendment, Specific Plan Amendment,

- D-26 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.

Rezone and Tentative Map application being processed by the County for development of the site. The Notice of Preparation (NOP) of an Environmental Impact Report for this project recognized potentially significant impacts related to utilities and public services. As described in the NOP, the project is investigating several options for obtaining sewer service, only some of which would involve agreements or contracts with the City. Water service may be provided by Otay Water District, fire protection services by San Diego Rural Fire Protection District, and police services by San Diego County Sheriff's Department. Thus it is very possible City services may not be required for the project.

- D-27 27. General Plan 2020 Consistency: The General Plan Land Use Diagram (Figure 5-12) of the City of Chula Vista General Plan includes plans for areas located outside the City's sphere of influence. Those areas include a substantial portion of two unincorporated communities: Otay and Jamul/Dulzura. The General Plan Land Use Diagram creates large, irregular patterns within the unincorporated County where land use changes would impact environmental resources, planned development patterns, road network planning, and the character of distinct communities.

The County of San Diego requests that Chula Vista modify its General Plan Land Use Diagram by removing plans for land located outside its sphere of influence. The County would like to note its particular disagreement with plans that conflict with the County's draft General Plan 2020 (GP2020). The County's draft plan is a product based on an extensive analysis of existing conditions and a high level of public input from communities, landowners and interest groups. Chula Vista's plans for land located within the unincorporated County do not appear to reflect the planning criteria, the level of analysis, or the level of public input incorporated into GP2020.

One such area is the Proctor Valley district of the East Otay Ranch subarea that includes residential densities as high as 3 dwelling units per acre on land adjacent to Proctor Valley Road in the Jamul/Dulzura community (unincorporated County). As part of GP2020, the County planned these areas at very low densities (1 du/10, 20 or 40 acres) because they are remote from infrastructure and public services, contain environmental resources, and are surrounded by public land. The City of Chula Vista plan calls for leapfrog development that allows for substantially more growth and mixed-use development on these same lands.

We would also like to note that proposed parks and low-density residential areas located by Chula Vista within the eastern portion of the San Ysidro Mountain District in Village 15 of the unincorporated East Otay Ranch subarea were assigned to land that is currently owned by the State of California and the federal government (Fish and Wildlife Agency). The exception is a single parcel owned by the Otay Ranch project. The impacts on

- D-27 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.

the RMP and feasibility of proposing land uses in these areas needs to be evaluated.

In some cases, densities planned within the City of Chula Vista are in stark contrast to densities planned for adjacent land within the unincorporated County. One such area is the eastern portion of the Sweetwater planning area where the community character is based on low-density residential development and equestrian activities located near the Sweetwater reservoir. This area will be adversely affected by increased traffic from developments such as the San Miguel Ranch that are planned at substantially higher densities than adjacent densities proposed by the County of San Diego.

The County of San Diego is currently working on the road network planning portion of its general plan update, and updated road classifications have not yet been determined. We request that the City of Chula Vista coordinate its road network plans with the unincorporated County to ensure that plans are consistent and based on mutually acceptable traffic forecast data.

- D-28 28. There are several figures that were not included in the public review documents. This makes it impossible to complete a thorough review of the documents.
- a. Page 76: Exhibit 18b "Otay Ranch GDP/SRP Land Use Plan" is not available for the public review. There is a note on the Exhibit indicating "To Be Revised", but the pages are blank.
 - b. Page 80: Exhibit 20 "Otay Valley Parcel Land Use Map" is not available for the public review. There is a note on the Exhibit indicating "To Be Revised", but the pages are blank.
 - c. Page 82: Exhibit 22 "Proctor Valley Parcel Land Use Map" is not available for the public review. There is a note on the Exhibit indicating "To Be Revised", but the pages are blank.
 - d. Page 84: Exhibit 24 "San Ysidro Mountains Parcel Land Use Map" is not available for the public review. There is a note on the Exhibit indicating "To Be Revised", but the pages are blank.
 - e. Page 87: Exhibit 25 "Otay Ranch Village Types & Rural Estate Areas Map" is not available for the public review. There is a note on the Exhibit indicating "To Be Revised", but the pages are blank.
 - f. Page 91: Exhibit 26 "Commercial, Industrial & Business Sites" is not available for the public review. There is a note on the Exhibit indicating "To Be Revised", but the pages are blank.

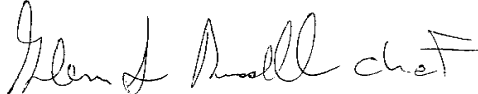
D-28 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.

The County of San Diego appreciates the opportunity to continue to participate in the environmental review process for this project. We look forward to receiving future environmental documents related to this project or providing additional assistance at

November 2, 2005

your request. If you have any questions regarding these comments, please contact Jennifer Campos at (858) 495-5204.

Sincerely,



GARY L. PRYOR, Director
Department of Planning and Land Use

For

GLP:JEG:JC

Attachments: Letter dated March 2, 2005 from Walter F. Ekard (County) to Mr. George Krempf (City of Chula Vista)

cc: Ron Kelley, Board of Supervisors, District 1 Policy Advisor, M.S. A500
Adam Wilson; Board of Supervisors, District 2 Policy Advisor, M.S. A500
Megan Jones, DCAO, Staff Officer, M.S. A6
Eric Gibson, Deputy Director, Department of Planning and Land Use, M.S. O650
Barry Beech, Department of Public Works, M.S. O336
Robert Goralka, Department of Public Works, M.S. O385
Melissa Porter, Department of Environmental Health, M.S. D561
Jennifer Campos, Department of Planning and Land Use, M.S. O650
Chantelle Swaby, Department of Planning and Land Use, M.S. O650
Rosemary Rowan, Department of Planning and Land Use, M.S. O650
Trish Boaz, Environmental Resource Manager, Department of Planning and Land Use, M.S. O650
Sweetwater Community Planning Group
Jamul/Dulzura Community Planning Group
Priscilla Jaskowiak, Administrative Secretary, Department of Planning and Land Use

Reference County Project IJN 05-064



County of San Diego

WALTER F. EKARD
CHIEF ADMINISTRATIVE OFFICER
(619) 531-6226
FAX: (619) 557-4060

CHIEF ADMINISTRATIVE OFFICE
1600 PACIFIC HIGHWAY, STE. 209, SAN DIEGO, CA 92101-2472

March 2, 2005

Mr. George Krempf
Assistant City Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

CITY OF CHULA VISTA GENERAL PLAN UPDATE

Dear Mr. Krempf:

Thank you for your letter dated January 20, 2005, in which you advised the County of San Diego that the Chula Vista General Plan Update includes a land use alternative (Scenario 2) that includes single and multiple family land use designations within the Otay Landfill Buffer Area (OLBA). As you indicate, the "Agreement Between the County of San Diego and the City of Chula Vista Regarding Jurisdiction Over and Operation of Otay Landfill" dated May 15, 1996 (the Agreement) requires the City to consult with the County prior to holding any hearings on such a general plan amendment applicable to any of the OLBA, and the Board of Supervisors will respond within 60 days, advising the City whether the proposed general plan amendment is compatible with the Landfill.

As you are aware, a fundamental purpose for which the County and the City entered into the Agreement, was to protect and facilitate the continued operation of the Otay Landfill. Components of the strategy for providing this protection are stated in Section 6 of the Agreement. These include:

- > The requirement that the City amend its general plan, zoning and other applicable land use regulations so that no residential land uses are permitted within the OLBA, and all uses permitted are compatible with the Landfill (paragraph (a));
- > The requirement for consultation with the County on any proposed general plan amendments within the OLBA, as is presently being pursued (paragraph (b));

- > Penalties which become applicable if the City amends its general plan to permit land uses within the OLBA which the County has advised the City are incompatible with the Landfill (paragraphs (c) and (d));
- > The requirement that the County notify the City as to which of the City's non-residential general plan land use designations are compatible with the Landfill (paragraph (e)); and
- > Provisions for "Landfill Nuisance Easements" covering land within the OLBA.

On June 11, 1996 (42), the Board of Supervisors implemented paragraph (e) of Section 6, by providing the City with a list of OLBA land use designations deemed compatible with the Otay Landfill. Those uses were Research and Limited Manufacturing Industrial, General Industrial and Open Space, Agriculture, Reserve Floodplain, and Parks and Recreational Facilities. The County reiterated that public, quasi-public, and residential land uses were found incompatible and not permitted within the OLBA.

At its meeting of March 2, 2005, the Board of Supervisors considered the current general plan update proposal, which includes residential land uses within the OLBA. The Land Use Agenda Item planning report submitted to the Board for that meeting evaluates the numerous, extremely important reasons that residential land uses within the OLBA were not deemed compatible with the Otay Landfill when the Agreement was entered into, demonstrates that those same reasons continue to exist today, and identifies additional reasons why residential uses would be incompatible. The Board of Supervisors concurred with the findings of this Land Use Agenda Item, and therefore directed that the City of Chula Vista be advised, pursuant to Section 6(b) of the Agreement, that adoption of any general plan designation which permits residential land uses within the OLBA would be incompatible with the Otay Landfill.

The Board of Supervisors therefore urges the City of Chula Vista to retain the light industrial land use designations within the Otay Landfill Buffer Area in its general plan and deny any proposal to establish any residential land use designation.

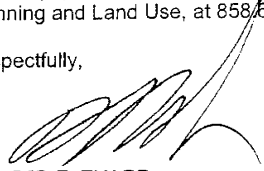
Mr. George Kreml

-3-

March 2, 2005

Thank you again for keeping the County informed of this important issue. If you have any questions, feel free to contact Gary Pryor, Director of the Department of Planning and Land Use, at 858.694.2962.

Respectfully,



Robert R. Copper
Deputy Chief
Administrative Officer

WALTER F. EKARD
Chief Administrative Officer

cc: Gary Pryor, Director, Department of Planning and Land Use, M.S.O650
Eric Gibson, Deputy Director, Department of Planning and Land Use, M.S.
O650
✓David Hulse, Chief Major Projects, Department of Planning and Land Use,
M.S. O650
Gary Erbeck, Director, Department of Environmental Health, M.S. D561
John Snyder, Director, Department of Public Works, M.S. O332
Megan Jones, CAO Staff Officer, M.S.A-6



THE CITY OF SAN DIEGO

RESPONSE

November 2, 2005

Steve Power
Environmental Projects Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Subject: **City of San Diego Comments on the Revised Draft Chula Vista
General Plan Update and Re-Circulated Draft Environmental Impact
Report (EIR #05-01; GPA-01-03; SCH #2004081066)**

Dear Steve Power:

The City of San Diego is a Responsible Agency for this project and we will need to use the subject document for our permitting purposes. We offer the following comments as a mitigation strategy:

Traffic Engineering – Fernando Lasaga (619-446-5298)

- E-1 1. The City of Chula Vista's southern border is at the Otay River Valley with the City of San Diego communities of Otay Mesa-Nestor, which is mostly built-out residential, and Otay Mesa, which is developing with residential and industrial, on the other side.
- E-2 2. The Circulation Plan shown in Figure 1.2-2 on Page 11 of the Traffic Technical Report depicts the intersection of Rock Mountain Road and La Media Road as that of two "Town Center Arterials" which is supposed to imply a one-way street system. It would appear that an intersection of two streets with newly coined classifications would be analyzed. As a matter of fact, no intersection analysis is performed in this DEIR, the only traffic analysis presented is Level of Service (LOS) for specific roadway segments based on Average Daily Traffic (ADT).

- E-1 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.
- E-2 The threshold used in the dEIR for the General Plan is a 24-hour segment capacity threshold identifying a significant impact as a roadway segment that currently operates at LOS C or better and with the proposed changes would operate at LOS D or worse at General Plan buildout. In addition, a significant impact was identified as a roadway segment operating at LOS D or E would operate at LOS E or F or which would operate at LOS D, E, or F and would worsen by 5 percent or more at General Plan buildout. Based on these thresholds significant circulation impacts were identified. The use of a project-specific intersection analysis for the buildout of the General Plan is speculative and, lacking project-specific detail, inappropriate. Intersection analysis shall be performed as part of the environmental review for subsequent projects.

Development Services

1222 First Avenue, MS 501 • San Diego, CA 92101-4155
Tel (619) 446-5460

PR-27



RESPONSE

- E-3 3. The Traffic Technical Report on Page 28 mentions that the regional Series 10 model was used for the analyses of alternatives which included 2030 scenarios as well as build-out scenarios (these are said to be included for informational purposes). The City and County Otay Mesa areas are currently planned as industrial areas with some residential at the west end of the City's Otay Mesa community. A 2030 regional model will make it appear that very little traffic is generated in Otay Mesa because the regional land use model is not balanced between residential and industrial land uses and the model is then biased to favor the development of the more regionally centrally located industrial uses. Any 2030 or beyond model in such a situation must really build out the Otay Mesa area in order to overcome this very pronounced bias.
- E-4 4. The City of San Diego has observed that the Series 10 regional model (and prior model series may also exhibit this property) is not putting enough traffic on the north-south facilities in the South Bay in the model base year 2000. It is a very pronounced under-assignment of traffic that carries over to model results for future years, and, by not calibrating the model, the City of Chula Vista could be considered to be taking advantage of a flaw in the model to enjoy less volume on the streets that are analyzed in their DEIR.
- E-5 5. The analysis scenarios are listed in Table 1.4-1 on Page 29 of the Traffic Technical Report. It appears that in developing the scenarios certain assumptions were evaluated twice, with La Media and without La Media, which means the connection of La Media Road to the City of San Diego. The intent is not discussed, and it appears that these are working scenarios that were not subsequently discarded so as not to have to run them again correctly. As there are basically multiple scenarios for the same assumptions, please create a reduced list of the essential scenarios, and break them out in a separate table. It should have been apparent from the build-out analyses that it does not make sense to remove La Media Road from the circulation element. Moreover, the town center designation for the first La Media intersection in Chula Vista reveals a planning decision to make that area a strong attractor of trips, from all around, by definition removing a spoke from your town center is bad planning.
- E-6 6. The City of San Diego appreciates that the DEIR analyzed the build-out with both the adopted land uses in Otay Mesa, as well as those being proposed in the City's on-going Community Plan Update for Otay Mesa. Please indicate any process that has occurred to integrate the two updates. The Southwestern Community College campus in Otay Mesa seems to be the only attempt at consciously connecting the land uses for these two communities. The Regional Transit Vision transit network assumed in the DEIR has three interweaving transit lines in the southeast section (Otay Ranch) of Chula Vista, with at least one of these lines originating in Otay Mesa. The DEIR should summarize the alternative

- E-3 Model runs 56 and 58, described in Table 1.4-1 on Page 29 of the Transportation Study, assume complete buildout of the study area, including Otay Mesa. The analysis considered the potential Otay Mesa Community Plan under consideration by the City of San Diego. Please see Response to Comments E-6 and E-7 for more discussion of consistency of model results.
- E-4 Chula Vista and SANDAG conducted extensive model calibration efforts prior to the completion of the model runs. The City of Chula Vista has worked closely with the City of San Diego and SANDAG to incorporate the most up-to-date land use assumptions for other adjacent jurisdictions and the region as a whole. The modeling effort for this project, which has been developed in a two-year process, provides a reasonable estimate of future patterns. The differences in volume may be attributed to different land use and/or network assumptions, including assumptions about the land uses in Chula Vista. It is not necessary to reconcile the differences between the General Plan Update models and alternative runs based on different assumptions.
- E-5 Table 1.4-1 of the traffic study and 5.10-3 of the dEIR lists the assumptions of the General Plan Update Traffic Model. Model Run 56C as shown in the table was analyzed with La Media. The analysis with La Media Road was provided for informational purposes to determine the impact based on the Otay Mesa Community Plan and does not affect the analysis findings summarized in the Transportation Study. The table lists all the assumptions and scenarios analyzed for the General Plan Update.
- E-6 The City of Chula Vista has worked closely with the City of San Diego and SANDAG to incorporate the most up-to-date land use assumptions for the Otay Mesa Community, other adjacent jurisdictions, and the region as a whole. The modeling effort for this project, which has been developed in a two-year process, provides a reasonable estimate of future patterns. The analysis did consider the potential Otay Mesa Community Plan under consideration by the City of San Diego. Pages 50 and 51 of the Transportation Study discuss the Otay Mesa Community Plan update being considered by the City of San Diego. That discussion concluded that:

Given the relatively limited and localized impacts associated with the Otay Mesa community plan update under Buildout conditions, it is concluded that results of the analysis contained in Section 1.4 and 1.5 of this report are valid in the context of the City of San Diego's proposed action. No additional analysis is recommended.

Sections 1.4 and 1.5 as referred to in this conclusion are the basis for the impact analysis and significance conclusions presented in the dEIR.

assumptions or logic that led to this system which takes no advantage of a future east-west freeway (SR-905) or a 6-lane prime arterial to be relieved of congestion (Otay Mesa Road). The Traffic Technical Report transit discussion has grade separation and H Street corridor alternatives analyses, but the bigger picture is lost.

E-7 Transportation Planning – Linda J. Marabian (619-236-6496)

Table 1.8-1 of the Traffic Technical Report, Appendix E, identifies the daily traffic volumes and segment levels of Service for the preferred plan with La Media Road in and adopted land uses in Otay Mesa. The City of San Diego has recently run Sandag's transportation model using similar assumptions and resulted in significantly different daily traffic volumes on many of the roadway links. The following are the major differences between volumes obtained from the transportation model. These differences are significant enough to affect the identified impacts to streets within the City of San Diego. Please verify the model number and recalculate the projects impacts accordingly.

E-7 As stated in Response to Comment E-6 above, the City of Chula Vista has worked closely with the City of San Diego and SANDAG to incorporate the most up-to-date land use assumptions for the Otay Mesa Community, other adjacent jurisdictions, and the region as a whole. The modeling effort for this project, which has been developed in a two-year process, provides a reasonable estimate of future patterns. The differences in volume may be attributed to different land use and/or network assumptions, including assumptions about the land uses in Chula Vista. It is not necessary to reconcile the differences between the General Plan Update models and alternative runs based on different assumptions because they reflect the most up-to-date land use assumptions provided by SANDAG, the regionally recognized traffic expert.

STREET	SEGMENT	CHULA VISTA'S TRANSPORTATION MODEL RESULTS	SAN DIEGO'S TRANSPORTATION MODEL RESULTS
Otay Mesa Road	Ocean View Hills Pk.- Heritage Rd	34,400	52,100
	Heritage Road-Britannia Blvd	30,000	51,400
	La Media-SR-125	24,700	55,700
Heritage Road	Datsun St-Chula Vista City limits	34,700	46,100
La Media Road	SR-905-Otay Mesa Rd	39,200	59,300
	Otay Mesa Road-Lone Star Rd	40,400	49,400
	Lone Star Rd-Chula Vista limits	37,100	48,900

CIP Water Policy, Water Department – Cathy Cibit (619-527-7405)

The City of San Diego Water Department (Water Department) has reviewed the above-referenced document. The Water Department is extremely supportive of the agreement between the City of San Diego and Otay Water District to distribute six million gallons per day (mgd) of recycled water from the South Bay Water Reclamation Plant throughout the City of Chula Vista. This increase in distribution will benefit the regional water

supply by expanding the current reclaimed water distribution system and customer base within the San Diego region, thereby reducing the region's reliance on potable water for non-potable uses.

The Water Department owns and maintains a number of existing potable water facilities within the City of Chula Vista. Potential conflicts with any of these facilities should be discussed in the Draft EIR. To minimize potential infrastructure conflicts, please coordinate with the Water Department during design and construction of any facilities proposed as part of the update that would encroach into existing Water Department infrastructure or facilities.

The following comments are provided on both the General Plan Update and on the associated EIR. Otay Reservoir has served as drinking water source since the 1890s, and will continue to serve the San Diego Region - including the City of Chula Vista - well into the future. For more than 100 years the watershed lands tributary to Otay Reservoir have been rural and largely undeveloped, and water quality in the reservoir was good. Very recent changes in land uses in the watershed, such as those envisioned the General Plan Update, have the potential to compromise water quality in the reservoir. The San Diego Water Department, as mandated by the federal and state Safe Drinking Water Acts, has compiled a Watershed Sanitary Survey for Otay Reservoir [2000, 2005]. The Watershed Sanitary Survey identified non-point source runoff from residential and commercial development as the most significant source of pollutants to the reservoir. The planning area of the General Plan Update covers 17,000 acres in the watershed of Otay Reservoir, which is 27% of the total land area draining to the reservoir. Because the General Plan Update proposes additional residential and commercial development over these watershed lands, it should place major emphasis on protecting this drinking water source. The General Plan Update and its associated EIR do not appropriately emphasize protection of Otay Reservoir as a drinking water source. This is a major oversight that needs to be corrected, including an assessment of impacts and mitigation measures.

Also, related to this water quality issue are several statements that refer to impacts being mitigated if the project complies with existing state or federal standards. Reliance on regulatory standards should not be a basis for determining a level of significance until specifics of impacts are substantiated. A case in point is the impact of future development on water quality at Otay Reservoir; refer to comment Nos. 3, 12 – 17.

E-8 I. EIR:

1. Executive Summary, Section 1.1, Page S-1:

In the first paragraph and throughout the report, please delete the term "Otay Lakes" and replace this term with Otay Reservoir. In the second paragraph, 8th line, please rephrase this sentence as follows:

E-8 The EIR has been revised to reflect the changes as follows:

County land to the east of Chula Vista is generally ~~vacant and~~ undeveloped.

RESPONSE

"County land to the east of Chula Vista is generally ~~vacant and undeveloped~~ and is comprised mainly of the City of San Diego's Otay Reservoir. This reservoir and associated treatment facility supplies drinking water to 200,000 people. This area is also part of the City of San Diego's Cornerstone Lands associated with their Multiple Species Conservation Plan. It represents one of the core biological resource areas."

- E-9 This issue needs to be disclosed in the environmental document (Land Use, Biology, and Water Quality Sections) in relationship to the General Plan Update as well as addressing any applicable land use adjacency guidelines and source water protection.
- E-10 2. Table 1-3, first row, Page S-21: Please add the joint planning efforts of the County of San Diego, City of San Diego, and City of Chula Vista for the Otay Valley Regional Park and include Otay River Watershed Management efforts.
- E-11 3. Table 1-3, Page S-25: Please include in the last sentence, first column the following:
"Implementation of mitigation measures 5.2-1however, the open, rolling hills **and surrounding watershed**, would be permanently altered by development and the impact due to the change from open areas to developed areas remains...."
- E-12 Pages S-40 & S65, Water Quality: The San Diego Water Department disagrees with these statements. Compliance with federal, state, and regional [board] water quality objectives will not ensure that impacts to drinking source waters will not be significant. This is because federal, state, and regional board water quality objectives are not specific to the pollutants of concern for drinking water sources. Reference the *Source Water Protection Guidelines*, 2004, for a discussion of the pollutants of concern (nitrogen or phosphorus, total organic carbon, and salts) for drinking water and how they differ from the pollutants addressed by the federal and state objectives. Therefore, impacts could be significant.
- E-13 4. Page 17, second to last bullet: Add the following: "Assure adequate protection of drinking water sources such as the Otay Reservoir through implementation of the *Source Water Protection Guidelines*, 2004.
- E-14 5. Table 3-2 Page 23 (recommend number table pages): Water: Revise Otay Lakes to Otay Reservoir.
- E-15 6. Section 5.1.1.1, Land Use, *East Planning Areas*, Page 92: Include the following:

E-9 The areas of change proposed in the General Plan Update are not located adjacent to the Otay Reservoirs or adjacent to the City of San Diego's MSCP.

E-10 Table 1-3 of the dEIR has been revised to reflect these changes.

This includes the joint planning efforts of the City of Chula Vista, the City of San Diego, and the County of San Diego for the Otay Valley Regional Park and Otay River Watershed and SANDAG's RCP, and RTP which promote smart growth principles; Regional Housing Program; Employment Lands Inventory; MTDB trolley extension, including the Otay Ranch Transitway Alignment and alternatives; and MTDB's Transit First studies.

E-11 Table 1-3 of the dEIR has been revised add "and surrounding watershed."

E-12 Objective EE 2 of the General Plan Update protects and improves water quality within surface water bodies and groundwater resources within and downstream of Chula Vista. Policies EE 2.2 through 2.7 and conformance to all federal, state, and regional water quality objectives will ensure that water quality impacts from specific developments would not be significant. The General Plan Update does not propose any changes in the land uses above the Otay Reservoir or adjacent to the Otay Reservoir. Therefore, no impacts to drinking waters are anticipated.

E-13 This comment requests adding a goal to the primary goals and objectives of the General Plan Update and does not pertain to the adequacy of the dEIR. Comment noted.

E-14 The dEIR has been revised to change Otay Lakes to Otay Reservoir in Table 3-2.

E-15 Page 92 of the dEIR has been revised to incorporate the following paragraph:

The easterly lands are largely under public control; specifically, the City of San Diego, who owns and manages the Otay Reservoir (upper and lower) is required by state and federal laws to protect water quality for potable drinking purposes. As such the use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled. Additional water quality monitoring of the reservoir would be required if herbicides or pesticides are used.

RESPONSE

The easterly lands are largely under public control; specifically, the City of San Diego, who owns and manages the Otay Reservoir (upper and lower) is required by state and federal laws to protect water quality for potable drinking purposes. As such the use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled. Additional water quality monitoring of the reservoir would be required if herbicides or pesticides are used."

- E-16** 7. Section 5.1.2: Thresholds of Significance, Page 105. Please add a fourth bullet as follows:

Threshold 4: Conflict with City of San Diego's, *Source Water Protection Guidelines for New Development*, 2004.

- E-17** 8. Section 5.1, Page 140, East Planning Area, first paragraph, second to last line: Replace "vacant" with "undeveloped" because this land most likely has some sort of vegetation on it and is not truly "vacant". Same comment for Section 5.1.4.3, Page 183, first paragraph, 5th line.

- E-18** 9. Section 5.1, Page 147, LUT 81.4 is most likely LUT 82.4 (?).

- E-19** 10. Objective LUT 85.6, Page 149: Please include in the second sentence the following: "This strategy should identify and consider important land use, **water quality**, economic, circulation...."

- E-20** 11. Section 5.1.5: First paragraph, Page 148. Incorporate "source water protection devices" after "sufficient buffering".

- E-21** 12. Section 5.9.1.2, Existing Conditions, Page 305: This section discusses groundwater resources, but provides no discussion of surface water resources. This section should give at least as much emphasis to surface water sources of drinking water as to groundwater sources.

- E-22** 13. Last paragraph, Page 306: This paragraph which describes existing conditions in the Otay Hydrological Unit, should include that Otay Reservoir is a drinking water source.

In addition, the sentence that states: "Serious water quality problems are limited to the presence of elevated coliform bacteria in the Pacific Ocean receiving waters near Coronado." This statement is problematic because it depends upon who you ask. The San Diego Water Department believes there are serious water quality problems in the portions of the Hydrologic Unit above Otay Reservoir and in Otay Reservoir itself; specifically, nutrients, total dissolved solids, organic carbon, bromide, and pathogens. These problems express themselves as challenges to treating the water to drinking water standards.

- E-16** This comment requests the addition of another threshold. The dEIR contains the following thresholds which are taken from Appendix G of the CEQA Guidelines:

- Threshold 1: Physically divide or adversely affect the community character of an established community.
- Threshold 2: Conflict with any applicable land use plan, policy, or regulation or an agency with jurisdiction over the project (including but not limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Threshold 3: Conflict with any applicable habitat conservation plan or Natural Communities Conservation Plan.

These are appropriate thresholds to determine land use impacts for the City of Chula Vista General Plan Update.

- E-17** The dEIR has been revised on page 141 as follows:

Currently, the land within both of these subareas is undeveloped~~vacant~~; therefore, any proposed changes would cause an increase over the existing condition.

- E-18** The dEIR has been revised to change LUT 81.4 to LUT 82.4.

- E-19** This comment requests a change to the GPU policy and does not pertain to the adequacy of the dEIR. The comment will be forwarded it to the appropriate City Decision making body.

- E-20** This comment requests a change to the GPU policy and does not pertain to the adequacy of the dEIR. The comment will be forwarded it to the appropriate City Decision making body.

- E-21** The location of surface waters within the General Plan area is provided in the San Diego Bay, Otay, and Sweetwater watershed discussions in the existing conditions section of the dEIR as well as under the heading Surface Waters on page 313 of the dEIR. The major inland water bodies, Upper and Lower Otay Reservoirs, are two reservoirs that supply drinking water to more than 200,000 people. The Otay Reservoir is part of the City of San Diego municipal drinking water supply system and is kept approximately 75 to 85 percent full in order to meet emergency water storage requirements. These reservoirs also provide important habitat and recreational opportunities.

- E-22** The dEIR has been revised on page 306 to state that the Otay Reservoir is a drinking source water.

RESPONSE

- E-23** 14. Table 5.9.3 "Otay Hydrological Unit Beneficial Uses within the Study Area", Page 310: This table lists Municipal and Domestic [water] Supply as "exempted." This implies that drinking water supply is not a beneficial use in the Otay Hydrologic Unit. In fact, the Basin Plan exemption refers only to the stream segments below Lower Otay Reservoir. All of the stream segments above Otay Reservoir, and Otay Reservoir itself have "Municipal and Domestic Supply" listed as an existing beneficial use. Refer to Table 2-2, page 2-40 and Table 2-4 in the Basin Plan.

Also note that the above also applies to Table 5.9.2 for the Sweetwater Hydrological Unit which should be an important issue to the Sweetwater Authority.

- E-24** 15. Section 5.9, Water Resources and Water Quality Page 310, third paragraph: Please add a statement that the use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled adjacent to the Otay Reservoir. Additional water quality monitoring of the reservoir would be required if herbicides or pesticides are used."
- E-25** 16. Section 5.9.3, Page 259: The document makes no mention of impacts to drinking source waters which is a major oversight. Note that an entire section [5.9.3.2] is given over to impacts to groundwater resources. This [and Comment No. 9] may be because of the error in listing of beneficial uses for surface water, which fails to show municipal and domestic water supply as a beneficial use [see Comment No. 11. If the error in the beneficial uses listings were corrected, it would necessitate a reassessment of the impacts to include degradation of drinking source waters.
17. Section 5.9.2, Thresholds of Significance, Page 314: Please add another bullet as follows:
- Degrade water quality by contributing pollutants of concern for drinking water sources as described in the City of San Diego's, *Source Water Protection Guidelines for New Development*, 2004
18. Section 5.9.3.1, Impacts, Page 315: Please discuss the water quality issues associated with any developments adjacent to the Otay Reservoir. In addition, add the following Policy to Objective EE2 as shown on Page 316:
- EE 2.6: Ensure compliance with source water protection adjacent to the Otay Reservoir. This includes but is not limited to the use of potable water for irrigation purposes, the design of BMP's to reduce or eliminate nutrients (nitrogen or

- E-23** Table 5.9.2 has incorporated the beneficial uses information from Tables 2-2, 2-3, and 2-4 of the Water Quality Control Plan for the San Diego Basin. This table lists beneficial uses of Municipal and Domestic Supply for inland surface waters to Hydrologic Unit HA Numbers 910.31, and 910.32, for Reservoirs and Lakes to Hydrologic Unit HA Numbers 910.31, 910.31, 910.32, and for ground water to Hydrologic Unit HA Numbers 910.20 and 910.30. Table 5.9.3 has been revised to include the beneficial uses of reservoirs and lakes to the Sweetwater Reservoir Hydrologic Unit HA Number 909.21.

- E-24** The EIR has been revised to reflect these changes. The changes to the EIR are made on page 310 and include the following:

The use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled adjacent to the Otay Reservoir. Additional water quality monitoring would be required if herbicides or pesticides are used.

- E-25** Threshold 1, in Section 5.9.3.1 of the dEIR (page 314), states that the proposed General Plan Update would result in a significant impact to water quality if it would violate any water quality standards or waste discharge requirements. This threshold analyzes the significant impact of development on water quality and the beneficial uses of surface waters. As stated on Page 314 of the dEIR, direct runoff to drainage basins, municipal storm sewer systems, and eventual drainage to surface waters and/or the ocean, would be increased and would contain typical urban runoff pollutants such as sediment, pathogens, heavy metals, petroleum products, nutrients, and trash. In addition, grading and construction activities could also generate sediments as well as oil and grease which could enter surface waters. This could incrementally decrease water quality and impair the beneficial uses of surface waters, which would result in a significant impact. The General Plan Update does not propose any changes in the land uses above the Otay Reservoir or adjacent to the Otay Reservoir. Therefore, no impacts are anticipated.

RESPONSE

14. Table 5.9.3 "Otay Hydrological Unit Beneficial Uses within the Study Area", Page 310: This table lists Municipal and Domestic [water] Supply as "exempted." This implies that drinking water supply is not a beneficial use in the Otay Hydrologic Unit. In fact, the Basin Plan exemption refers only to the stream segments below Lower Otay Reservoir. All of the stream segments above Otay Reservoir, and Otay Reservoir itself have "Municipal and Domestic Supply" listed as an existing beneficial use. Refer to Table 2-2, page 2-40 and Table 2-4 in the Basin Plan.

Also note that the above also applies to Table 5.9.2 for the Sweetwater Hydrological Unit which should be an important issue to the Sweetwater Authority.

15. Section 5.9, Water Resources and Water Quality Page 310, third paragraph: Please add a statement that the use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled adjacent to the Otay Reservoir. Additional water quality monitoring of the reservoir would be required if herbicides or pesticides are used."
16. Section 5.9.3, Page 259: The document makes no mention of impacts to drinking source waters which is a major oversight. Note that an entire section [5.9.3.2] is given over to impacts to groundwater resources. This [and Comment No. 9] may be because of the error in listing of beneficial uses for surface water, which fails to show municipal and domestic water supply as a beneficial use [see Comment No. 11. If the error in the beneficial uses listings were corrected, it would necessitate a reassessment of the impacts to include degradation of drinking source waters.

- E-26 17. Section 5.9.2, Thresholds of Significance, Page 314: Please add another bullet as follows:

Degrade water quality by contributing pollutants of concern for drinking water sources as described in the City of San Diego's, *Source Water Protection Guidelines for New Development*, 2004

18. Section 5.9.3.1, Impacts, Page 315: Please discuss the water quality issues associated with any developments adjacent to the Otay Reservoir. In addition, add the following Policy to Objective EE2 as shown on Page 316:

EE 2.6: Ensure compliance with source water protection adjacent to the Otay Reservoir. This includes but is not limited to the use of potable water for irrigation purposes, the design of BMP's to reduce or eliminate nutrients (nitrogen or

- E-26 This comment requests the addition of another threshold to the Section 5.9.2, Water Resources and Water Quality of the dEIR. The dEIR contains the following thresholds which are taken from Appendix G of the CEQA Guidelines:

- Violate any water quality standards or waste discharge requirements.
- Substantially deplete groundwater resources or aquifer recharge areas or divert existing groundwater flows.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation or flooding.
- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

These are appropriate thresholds to determine the water quality impacts for the City of Chula Vista General Plan Update.

RESPONSE

14. Table 5.9.3 "Otay Hydrological Unit Beneficial Uses within the Study Area", Page 310: This table lists Municipal and Domestic [water] Supply as "exempted." This implies that drinking water supply is not a beneficial use in the Otay Hydrologic Unit. In fact, the Basin Plan exemption refers only to the stream segments below Lower Otay Reservoir. All of the stream segments above Otay Reservoir, and Otay Reservoir itself have "Municipal and Domestic Supply" listed as an existing beneficial use. Refer to Table 2-2, page 2-40 and Table 2-4 in the Basin Plan.

Also note that the above also applies to Table 5.9.2 for the Sweetwater Hydrological Unit which should be an important issue to the Sweetwater Authority.

15. Section 5.9, Water Resources and Water Quality Page 310, third paragraph: Please add a statement that the use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled adjacent to the Otay Reservoir. Additional water quality monitoring of the reservoir would be required if herbicides or pesticides are used."
16. Section 5.9.3, Page 259: The document makes no mention of impacts to drinking source waters which is a major oversight. Note that an entire section [5.9.3.2] is given over to impacts to groundwater resources. This [and Comment No. 9] may be because of the error in listing of beneficial uses for surface water, which fails to show municipal and domestic water supply as a beneficial use [see Comment No. 11. If the error in the beneficial uses listings were corrected, it would necessitate a reassessment of the impacts to include degradation of drinking source waters.
17. Section 5.9.2, Thresholds of Significance, Page 314: Please add another bullet as follows:
- Degrade water quality by contributing pollutants of concern for drinking water sources as described in the City of San Diego's, *Source Water Protection Guidelines for New Development*, 2004

- E-27 18. Section 5.9.3.1, Impacts, Page 315: Please discuss the water quality issues associated with any developments adjacent to the Otay Reservoir. In addition, add the following Policy to Objective EE2 as shown on Page 316:

EE 2.6: Ensure compliance with source water protection adjacent to the Otay Reservoir. This includes but is not limited to the use of potable water for irrigation purposes, the design of BMP's to reduce or eliminate nutrients (nitrogen or

- E-27 The General Plan Update does not propose any changes in the land uses above the Otay Reservoir or adjacent to the Otay Reservoir. Therefore, no impacts are anticipated. However, as discussed on Page 315 of the dEIR, the proposed Environmental Element of the General Plan Update identifies the following objective and associated policies addressing water quality:

Objective EE 2

Protect and improve water quality within surface water bodies and groundwater resources within and downstream of Chula Vista.

Policies

- EE 2.1: Ensure safely swimmable and fishable surface waters through careful management of land uses and activities within Chula Vista.
- EE 2.2: Pursue safe alternatives to traditional pest management methods whenever feasible in order to reduce toxics in urban runoff and large open uses of land (e.g., golf courses, parks, agricultural lands).
- EE 2.3: Educate residents, business owners and City departments about feasible methods to minimize the discharge of pollutants into natural drainages and the municipal storm drainage system.
- EE 2.4: Ensure compliance with current federal and state water quality regulations, including the implementation of applicable NPDES requirements and the City's Pollution Prevention Policy.
- EE 2.5: Encourage and facilitate construction and land development techniques that minimize water quality impacts from urban development.
- EE 2.6: Maximize the protection of potable water supply resources from pollutants.
- EE 2.7: Collaborate with other applicable jurisdictions in the development and funding of regional watershed management plans that will provide a balance between watershed protection, regional economic growth, and development of public infrastructure and services consistent with the goals and objectives of the General Plan.

Conformance to Policies EE 2.2 through EE 2.7 and to all federal, state, and regional water quality objectives would ensure that impacts to surface water and groundwater quality from specific developments would not be significant.

This comment requests a change to the GPU policy and does not pertain to the adequacy of the dEIR. The comment will be forwarded it to the appropriate City Decision making body.

phosphorus), total organic carbon, salts (total dissolved solids) or sediment from entering the Otay Reservoir.

E-28 19. Objective PFS 1, Policies PFS 1.3, Page 319. Add the following to this policy"

PFS 1.3: Plan and design drainage facilities, and upgrade existing facilities as necessary to meet current needs, accommodate growth and to satisfy state and federal requirements. **Include adherence to the City of San Diego's, *Source Water Protection Guidelines for New Development*, 2004.**

20. Objective PFS 2, Page 319: add the following to PFS 2.2:

PFS 2.2 As part of project construction and design, assure that drainage facilities in new development, **especially those adjacent to Otay Reservoir**, incorporate stormwater runoff and

E-29 21. Section 5.9.4.1, Level of Significance Prior to Mitigation, Page 327: The sentence that states, "The conformance to Policies EE 2.2 through EE 2.7 and to all federal, state, and regional water quality objectives would ensure that impacts to surface water and groundwater quality from specific developments would not be significant."

The San Diego Water Department disagrees with this statement. Compliance with federal, state, and regional [board] water quality objectives will not ensure that impacts to drinking source waters will not be significant. This is because federal, state, and regional board water quality objectives are not specific to the pollutants of concern for drinking water sources. Reference the *Source Water Protection Guidelines*, 2004, for a discussion of the pollutants of concern (nitrogen or phosphorus, total organic carbon, and salts) for drinking water and how they differ from the pollutants addressed by the federal and state objectives. Therefore, impacts could be significant.

Please submit 3 copies of the final EIR to the City of San Diego as follows:

1. Bob Manis, Assistant Deputy Director (one copy)
Development Services Department
1222 First Avenue
San Diego, CA 92101-4112

E-28 This comment requests a change to the GPU policy and does not pertain to the adequacy of the dEIR. The comment will be forwarded it to the appropriate City Decision making body.

E-29 See Response to Comment E-24.

2. Nicole McGinnis, Acting Senior Planner (2 copies)
CIP Financing and Planning Division
Water Department
600 B Street
San Diego, CA. 92101-4112

E-30 **II. Draft General Plan Update document:**

Water Quality: Section 3.1.2 [Chapter 9, page E-14 through E-18]

This section mentions that Otay Reservoir is a drinking water source [page E-17], and makes some reference to protection of drinking source waters [Objective EE 2-6, page E-20] which is very brief and weak.

It is recommended that in order to strengthen the focus on drinking source water protection are [insert bolded language; delete strike-out] as follows:

1] In Section 3.1.2 [maybe throughout the document] substitute "**drinking water**" for "potable water." For example, Objective EE 2-6, page E-18: "Maximize the protection of ~~potable~~ drinking water supply resources from pollutants." The term "potable water" is nebulous; "drinking water" is a much better descriptive term.

2] Page E-17, first paragraph:

"The major inland water bodies, Upper and Lower Otay Lakes, are two ~~water supply~~ reservoirs **that supply drinking water to more than 200,000 people. These reservoirs** also provide important habitat and recreational opportunities."

3] Page E-17, insert a new paragraph following the third paragraph:

The San Diego Water Department, which operates Otay Reservoirs, has published its Source Water Protection Guidelines for New Development, 2004. These Guidelines are intended to help jurisdictions to plan, design, and implement development projects in ways that maximize protection of drinking source waters.

4] Page E-17, last paragraph:

Chula Vista will continue its efforts to reduce the discharge of pollutants into the municipal storm drain system and natural water bodies in accordance with established NPDES standards, ~~and watershed planning efforts involving the City, and the San Diego~~ **Water Department's Source Water Protection Guidelines.**

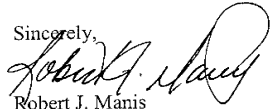
E-30 This comment does not pertain to the adequacy of the dEIR. The comment will be forwarded it to the appropriate City decision making body.

Page 10 of 10
Steve Power
November 2, 2005

Please contact Jeff Pasek, Senior Biologist, at (619) 668-3240 for additional information about the Source Water Protection Guidelines for New Development, 2004.

Please contact the above-named individual if you have any questions on these comments. We ask that you please address these issues in the draft EIR and Draft General Plan Update and use our significance thresholds for mitigation.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Manis". The signature is fluid and cursive, with a large loop at the end.

Robert J. Manis
Assistant Deputy Director
Land Development Review Division



401 B Street, Suite 800
San Diego, CA 92101-4231
(619) 699-1900
Fax (619) 699-1905
www.sandag.org

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San Diego County
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Mexico

RESPONSE

October 5, 2005

5000900

Mr. Steve Power, AICP
Environmental Projects Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Dear Mr. Power:

RE: RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

Thank you for the opportunity to comment on the Recirculated Draft Environmental Impact Report for the City of Chula Vista's General Plan Update. We are pleased by the extensive commitment the City is planning toward transit and smart growth development.

F-1 As you are aware, SANDAG will be partnering with the City of Chula Vista on an analysis of the H Street corridor between the H Street Trolley Station and Interstate 805 (I-805). This analysis will focus on identifying right-of-way requirements for stations and priority measures for future transit routes. We have been told by the City of Chula Vista that there are no opportunities for a dedicated transit-way for Bus Rapid Transit (BRT) along H Street between the H Street Trolley Station and I-805. To achieve "Light Rail Transit" equivalent operating speeds and trip reliability required for BRT service, a dedicated transit-way is essential. If the dedicated transit-way cannot be achieved along H Street, a Rapid Bus service should be designated for the corridor. While offering somewhat lower speeds and trip reliability than BRT, use of signal priority treatments and queue jump lanes could help a Rapid Bus service bypass congested areas. In addition, other BRT attributes such as high frequency service and upgraded stations could be provided that will improve the attractiveness of the service.

We look forward to working with you over the next year on further analysis of this corridor and other routes in the region to determine how best to provide transit services. Congratulations on the pending completion of your General Plan Update

Sincerely,

BOB LEITER
Director of Land Use and Transportation Planning

BL/JW/cd

F-1 This comment does not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City Decision making body.



SWEETWATER AUTHORITY

505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469
<http://www.sweetwater.org>

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GENERAL MANAGER
MARK N. ROGERS
OPERATIONS MANAGER

October 26, 2005

RECEIVED

NOV - 1 2005

Mr. Ed Batchelder
Department of Planning and Building
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Subject: Re-circulation of Draft General Plan Update
SWA Gen. File: City of Chula Vista General Plan 2020

Dear Mr. Batchelder:

G-1 Sweetwater Authority (Authority) has received your letter dated September 16, 2005, for comments to City of Chula Vista's Re-Circulation of Draft General Plan Update, Otay Ranch GDP Amendments and related Draft EIR. Since the Authority has no additional comments, please continue to use the comments sent to Mr. Paul Hellman, Environmental Projects Manager, on February 14, 2005 (a copy of this letter is attached).

If you have any questions or require additional information, please contact Mr. Hector Martinez at (619) 409-6751.

Sincerely,

SWEETWATER AUTHORITY

James L. Smyth
Director of Engineering

JLS:jg

Enclosure

I:\eng\Gen\City of Chula Vista General Plan 2020\Corresp\Ltr - EB - GP2020 comments 10-26-05.doc

RESPONSE

G-1 Comment noted. The comments sent on February 14, 2005 are addressed below.



SWEETWATER AUTHORITY

505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469
<http://www.sweetwater.org>

February 14, 2005

Mr. Paul Hellman
Environmental Projects Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

RECEIVED
NOV - 1 2005

Subject: Chula Vista General Plan Update 2020 - Comments to DEIR
SWA. Gen. File: Chula Vista, City of (General Plan 2020)

Dear Mr. Hellman:

As the water purveyor for western Chula Vista, Sweetwater Authority (Authority) appreciates the opportunity to comment on the Draft Environmental Impact Report, as follows:

- G-2 1) 5.9.1.1 Regulatory Plans and Policies, Clean Water Act (Page 247). Since the Authority uses extracts and treats groundwater located within the area described by the General Plan, it is recommended that this document include the *Federal Safe Drinking Water Act (SDWA)* as the primary federal law that ensures the quality of drinking water. The law was amended in 1996 recognizing the importance to protect the drinking water supply and its source.
- G-3 2) 5.9.1.1 Regulatory Plans and Policies, 5.9.1.2 Existing citywide Conditions, Table 5.9-2.
- Hydrologic Area Numbers* 909.12 (Sweetwater River) and 909.21 (Sweetwater Reservoir Hydrologic Unit) are also within the General Plan Update study area, but are not listed. These hydrologic units include the Municipal and Domestic Supply (MUN), and the Non-Contact Water Recreation (REC2), as well as other beneficial uses. Table 5.9-2 should be revised to reflect this information.
 - Municipal and Domestic Supply*: The designation under the Ground Water column should be changed to "Existing Beneficial Use."
 - Contact Water Recreation*: What specific water body location is referenced for this activity?
- G-4 3) 5.9.1.2 Existing Citywide Conditions, Drainage and Flood Control (Pages 251-256), and Figure 5.9.2. Is the 100-year flood boundary and inundation area for the lower Sweetwater River shown on this figure reflective of the channel improvements constructed by the U.S. Army Corps of Engineers circa 1990, west of I-805?

A Public Water Agency

Serving National City, Chula Vista and Surrounding Areas

File

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OPERATIONS MANAGER

RESPONSE

- G-2 The EIR has been revised to include the Federal Safe Drinking Water Act. The revisions to the EIR are as follows.

The Safe Drinking Water Act (SDWA) was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply. The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources: rivers, lakes, reservoirs, springs, and groundwater wells. (SDWA does not regulate private wells which serve fewer than 25 individuals.) Originally, SDWA focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments greatly enhanced the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach ensures the quality of drinking water by protecting it from source to tap.

- G-3 a. Table 5.9-2 of the EIR has been revised to include the beneficial uses for Hydrologic Area 909.12, Sweetwater River and Hydrologic, and Area 909.21, Sweetwater Reservoir.
- b. Table 5.9-2 of the EIR has been revised to make the appropriate correction to the Municipal and Domestic Supply to indicate that groundwater is an existing beneficial use.
- c. The California Regional Water Quality Control Board defines Contact Water Recreation (REC-1) as: Recreational activities involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, swimming, wading, water-skiing, skin and scuba diving, surfing, white water activities, fishing, or use of natural hot springs. The California Regional Water Quality Control Board lists existing beneficial use for both inland surface waters and coastal surface waters within the Sweetwater Hydrological Unit.
- G-4 Figure 5.9.2 of the dEIR has been revised to update the 100-year flood boundary and inundation area for the lower Sweetwater River to reflect the channel improvements constructed by the U.S. Army Corps of Engineers west of I-805.

RESPONSE

Mr. Paul Hellman
City of Chula Vista
Re: Chula Vista General Plan Update 2020 - Comments to DEIR
February 14, 2005
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G-5 4) 5.9.3.2 Groundwater Resources (Page 262). Corrections needed to this section are as follows:

- a. First paragraph, third line, "...Desalination Facility, which was completed in 1999 began operations in January 2000, ..."
- b. Second paragraph, second line, "...Sweetwater Authority has two four wells in the alluvial aquifer and four six wells in the San Diego...."
- c. Second paragraph, tenth line, "...Sweetwater Authority operates two three wells in National City."

G-5 The EIR has been revised to make the appropriate corrections to groundwater resources.

G-6 5) 5.14.1 Water, 5.14.1.1 Existing Citywide Conditions, *Sweetwater Authority* (Page 411): Although this plan refers to the Richard A. Reynolds Demineralization Facility, for clarification, the Authority has since changed the name of the facility to the "Richard A. Reynolds Desalination Facility." All references to the Richard A. Reynolds Demineralization facility should be changed to "Richard A. Reynolds Desalination Facility."

G-6 EIR has been revised to reflect the change from the Demineralization Facility to the Desalination Facility.

G-7 5.14.1 Water, 5.14.1.1 Existing Citywide Conditions, *Sweetwater Authority Urban Water Management Plan 2000* (Page 411). The second paragraph, fourth line should be changed as follows, "...during periods of wet weather with Sweetwater Reservoir also utilized to store untreated water imported from CWA." Finally, the second paragraph correctly cites that this plan as indicating that the lack of recycled water transmission lines in the service area would make the use of reclaimed water prohibitive. However, in consideration of recent projected recycled water requirement increases in the Authority's service area (e.g., Duke Energy and Bayfront Development), the Authority has initiated a Recycled Water Master Plan. The Authority intends to have it completed by April 2005.

G-7 The EIR has been revised to make the appropriate corrections. A statement has been added to the EIR to reflect the addition of the preparation of the Recycled Water Master Plan as follows:

Recently, due to an increase of projected recycled water requirements in the Authority's service area, the Authority has initiated a recycled water master plan. Because the timetable for implementation of recycled water is not yet determined, it is not considered in the current projections for Sweetwater Authority water supplies. This plan is intended to determine whether it is feasible to deliver recycled water to this area based on future needs.

G-8 6) 5.14.1 Water, 5.14.1.3 Impacts, *Water System Infrastructure* (Page 418). This paragraph correctly states that the proposed four scenarios will increase water demand and corresponding treatment and distribution facilities. However, this paragraph infers that the Authority has a capital improvement program that addresses this increase. It should be noted that the capital improvement program that the Authority is implementing is based on its 2002 Master Plan, which, in turn, is based on the current adopted City of Chula Vista General Plan only. The Authority suggests that the sentence in the fifth line be rewritten as follows: "Sweetwater Authority has a capital improvement program that was developed based on current Chula Vista planning. The four scenarios proposed will require the Authority's capital improvement program to be completely reevaluated." What is said regarding Otay Water District would be independent of the Authority's statement.

G-8 The EIR has been revised to note that the capital improvement programs would need to be reevaluated with the adoption of the General Plan Update. The text on page 514 has been revised as follows:

Since these capital improvement programs are based on the current Master Plans, which are based on the adopted General Plan, the adoption of any of the four scenarios proposed would require the capital improvement programs to be reevaluated.

RESPONSE

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G-9 7) 5.14.1 Water, 5.14.1.3 Impacts, *Water Supply*, Table 5.14-2 (Page 420).

- a. The General Plan, Chapter 5, cites existing and proposed population figures under the proposed Plan. The existing estimated population for the southwest and northwest planning areas essentially represent the area served by the Authority. After further review, the Authority believes that the existing population stated (113,700) is high based on the existing water demands from this area (Authority's calculation would have this approximately 81,600). When the Authority applied the land use data provided for the four scenarios into its water system hydraulic model, the corresponding water demands were, in the Authority's opinion, overstated compared to simply calculating a demand based on the increase in population between what the City believes is existing and that proposed by this Plan. Therefore, the demand figures shown in Table 5.14-2 are modified as follows:

Condition	Demand (mgd)	Demand Increase Above Existing 2002 Master Plan (mgd)
Existing	3.22	NA
Scenario 1	7.87 45.04	4.65 44.82
Scenario 2	7.62 44.76	4.40 44.54
Scenario 3	7.91 46.76	4.69 43.54
Preferred Plan	7.83 45.94	4.61 42.69

Because of the differences in water demands projected, it is crucial that the Authority discuss this with you in more detail as this has a significant impact to the Authority's water system.

- G-10 b. It may be appropriate to add a paragraph regarding the Authority's proposed Recycled Water Master Plan currently in progress. This plan is intended to determine whether it is feasible to deliver recycled water to this area based on future needs from Duke Energy's proposed power plant and the Bayfront Development. This, in turn, reduces the dependence on the need for additional potable water. The anticipated completion date of the Authority's Recycled Water Master Plan is April 2005. See item number 5 above.

G-11 8) 5.14.1 Water, 5.14.1.3 Impacts, *Update Areas* (Page 419): The Authority suggests that the first paragraph make specific reference that this is the Authority's system improvements.

G-12 9) Chapter 10.0 Plan to Plan – No Project Alternative, Table 10-5 (Page 508), needs to be changed as follows (refer to Item number 7 above):

G-9 Table 5.14-2 of the EIR was revised to update the water demand figures.

G-10 See Response to Comment F-7 above.

G-11 This paragraph has been revised as follows:

The Authority's transmission system pipelines in various locations will need to be increased in size to provide an adequate level of service.

G-12 Table 10-5, Projected Water Demand, has been renumbered to Table 10-9 and revised to update the water demand figures.

RESPONSE

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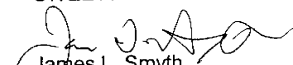
Condition	Demand (mgd)	Demand Increase Above Existing 2002 Master Plan (mgd)
Adopted General Plan	3.76 40.4	NA
Scenario 1	7.87 45.04	4.11 4.64
Scenario 2	7.62 44.76	3.86 4.36
Scenario 3	7.91 46.76	4.15 6.36
Preferred Plan	7.83 45.94	4.07 6.54

- G-13 10) Appendix H, Water Technical Report, 4. Chula Vista Water Service, Sweetwater Authority, Physical Facilities (Page 11). In the first paragraph, modify the last sentence as follows: "There are 11 emergency interconnections with the City of San Diego, OWD and the Cal American Water Company. The flow rate by each interconnection varies from 0.72 to 2.08 mgd depending on size of the interconnecting pipeline and hydraulic gradient. It is not planned that all interconnections would be used simultaneously in the event of an emergency."
- G-14 11) Appendix H, Water Technical Report, 5. Emergency Water Supply, Sweetwater Authority (Page 14): In the first paragraph, repeat comment as stated in item number 10 above.
- G-15 12) Appendix H, Water Technical Report, 7. Forecasted Conditions, Table 1 (Page 18): Modify as shown in item number 7a above, and Table 2 needs to be modified as shown on item number 9 above.

Thank you for allowing the Authority to comment on this document. If you have any questions, please contact Mr. Hector Martinez at (619) 409-6751.

Sincerely,

SWEETWATER AUTHORITY


James L. Smyth
Director of Engineering

JLS:HM:jg

Pc: Mr. Don Thomson, Sweetwater Authority
Mr. Hector Martinez, Sweetwater Authority

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- G-13 Appendix H, Water Technical Report, 4. Chula Vista Water Service, Sweetwater Authority, Physical Facilities, has been revised to include the following:

There are 11 emergency interconnections with the City of San Diego, OWD, and the Cal American Water Company. The flow rate by each interconnection varies from 0.72 to 2.08 mgd depending on size of the interconnecting pipeline and hydraulic gradient. It is not planned that all interconnections would be used simultaneously in the event of an emergency.

- G-14 Appendix H, Water Technical Report, 5. Emergency Water Supply, Sweetwater Authority, has been revised. See text revision on response 7-12 above.

- G-15 Table 1 of Appendix H has been revised.



October 24, 2005

Mr. Steve Power, Environmental Projects Manager
City of Chula Vista Planning and Building Department
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

**Chula Vista General Plan 2020 Comments on the Draft Revised Plan and Draft EIR
SCH No. 2004081066**

Dear Mr. Power:

Thank you for the opportunity to review and comment on the above-referenced documents. San Diego Gas & Electric (SDG&E) appreciates that the City of Chula Vista has incorporated most of the information, policy recommendations and maps provided by SDG&E into the Updated Draft General Plan and EIR. We would like to provide additional information with regard to the Draft EIR's identification of energy supply as significant and unmitigated in Section 5.8, Energy.

H-1 As you are aware, SDG&E is a California Public Utilities Commission regulated utility and must provide for the short- and long-term energy needs of customers in its service territory. In the context of the significance conclusion on energy set forth on page 299 in section 5.8, SDG&E has filed a long-term resource plan with the California Public Utilities Commission which proposes a mix of conservation, demand response, generation, including renewable generation, and transmission to provide safe and reliable energy to its customers for the next 20 years. The State of California has also prepared a plan to address the long-term energy needs for the San Diego region. A summary of SDG&E's Long-Term Resource Plan has been attached to this letter for your information along with links to the entire plan testimonial text and the State's plan. We respectfully request that the City revisit its significant impact determination and findings in light of this information and modify it in the Final EIR as appropriate.

H-2 Also, over the past two years, SDG&E has met with various developers and property owners of Village 11, EUC, Freeway Commercial, and Village 9 within Otay Ranch, as well as City Planning and Building Department staff. The purpose of these meetings was to inform all parties that based on anticipated growth in the area, an electric substation will be required as described in the mapping and text of the revised General Plan Update

H-1 The City acknowledges the long-term resource plans prepared by SDG&E and the State of California. Although these plans and programs would result in more efficient use of energy the projected increase in population resulting from the Preferred Plan or any of the Scenarios would result in an increased demand for energy. None of the plans would ensure that energy supplies will be available when needed. Because there is no assurance of a long-term supply of energy in the future, the increased projected energy demand results in a significant impact.

H-2 These comments do not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City decision making body.

RESPONSE

and EIR. SDG&E has expressed its desire to work in a collaborative manner to site the substation in a compatible fashion with proposed land use plans for this portion of Otay Ranch.

H-3 In May 2005, SDG&E was included in the University Framework Strategy Planning effort with the City, University and the other affected developers/property owners within the Eastern University District. One of the goals of the Framework Committee was to determine potential acceptable locations for the substation, which could be incorporated into development plans early in the planning process. While we are disappointed that to date this goal has not specifically been accomplished, SDG&E believes that the proposed substation should be referenced in the Land Use and Transportation Element, LUT 10.5.4 which discusses the Eastern University District. For instance, Policy LUT 82.1 discusses the locating of a high school east of State Route 125. Reference to the proposed substation could be handled in a similar fashion. Additionally, it would be appropriate to include mention of the proposed substation in Policy LUT 82.6.

H-4 With respect to the above efforts, SDG&E believes it is extremely advantageous for the City, project developers and SDG&E ratepayers to incorporate energy infrastructure into development plans as early as possible rather than SDG&E having to obtain land after planning and/or development have already occurred and then having to deal with compatibility, buffering and other issues that could have been integrated up front into the community and neighborhood planning process. Furthermore, ratepayer dollars can be saved by incorporating the substation facility into the City's planning and environmental process rather than the CPUC permit and environmental process which can be a slow, redundant and occurs on a state level with potentially not as much local input.

H-5 Finally, on page 538 of the General Plan EIR, there are the following statements with regards to hazardous materials and specifically polychlorinated biphenyls (PCB's):

"Site reconnaissance activities were performed from public rights-of-way. Exteriors of individual properties were surveyed only to the extent that access was available to the general public. Interiors of individual facilities were not accessed. Pad-mounted and pole mounted electrical transformers, owned and operated by SDG&E, were observed in the study area and are a potential source of PCBs. The transformers within the study area were not individually inspected at the time of the site reconnaissance."

With regards to the above statement, SDG&E has not knowingly purchased electrical equipment containing PCBs. All known PCB transformers were removed from the SDG&E system years ago. Additionally, SDG&E has a mandated Corrective Maintenance Program which includes regular inspection of electric transformers located within the City of Chula Vista as well as its entire service territory. Based on the results of these inspections, each transformer is subject to maintenance, repair, replacement or removal as appropriate to avoid or minimize the release and/or exposure of workers or the public to potentially PCB-containing substances. In the event these substances are found or, in the rare event, released, they are properly handled and disposed of in accordance with all applicable federal, state and local regulations.

H-3 These comments refer to the General Plan Update's policies and do not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City decision making body. Comment noted.

H-4 These comments do not reflect on the adequacy of the EIR. The comment, however, will be forwarded it to the appropriate City decision making body. Comment noted.

H-5 The EIR has been revised to include the following:

Pad-mounted and pole-mounted electrical transformers, owned and operated by SDG&E, were observed in the study area and are a potential source of PCBs. The transformers within the study area were not individually inspected at the time of the site reconnaissance. However, all known PCB transformers were removed from the SDG&E system years ago. Additionally SDG&E has a mandated Corrective Maintenance Program which includes regular inspection of electric transformers located within the City of Chula Vista as well as its entire service territory. Based on the results of these inspections, each transformer is subject to maintenance, repair, replacement or removal as appropriate to avoid or minimize the release and/or exposure of workers or the public to potentially PCB-containing substances. In the event these substances are found or, in the rare event, released, they are properly handled and disposed of in accordance with all applicable federal, state and local regulations.

Again, SDG&E appreciates this opportunity to comment, and we look forward to continuing to work with the City in the planning and provision of energy and associated facilities within Chula Vista and the SDG&E service territory.

Sincerely,

A handwritten signature in dark ink, appearing to read "C. Terzich", with a stylized flourish at the end.

Christopher P. Terzich, REA, Principal Environmental Specialist, Land Planning

Cc: Laurie Madigan, Special Projects
Rick Rosaler, Principal Planner

SDG&E's Ability and Plan to Provide Service:

The Long –Term Resource Plan

Energy Outlook and Resources

- Cost-effective energy efficiency programs are estimated to reduce SDG&E's energy requirements by an additional 9% by 2014. This result is in addition to the accomplishments of SDG&E's past energy efficiency programs, which have already reduced energy needs by roughly 10%.
- Renewable resources are planned to provide 20% of SDG&E's energy needs in 2010, increasing to 24% by 2014.
- After accounting for the substantial reductions in energy needs resulting from SDG&E's past and future aggressive and highly successful energy efficiency programs, remaining average year annual energy needs are substantially met by existing SDG&E resources, CDWR contract allocations, and renewable purchases through 2010. In a less probable high-demand year (for example, sustained hot weather), the additional energy will come from additional purchases from the market and from local generation added primarily for grid reliability, as explained further below.
- As allocated CDWR contracts begin to expire in 2008 and beyond, additional energy resources will be needed. By 2011, approximately 25% of average year energy will come from resource additions, including additional renewable purchases, on- and off-system generation, and purchases from the market, facilitated by the additional import capability provided by the added transmission interconnection.

Capacity Outlook

- Cost-effective energy efficiency and response resources are estimated to meet 10% of San Diego's total capacity need in year 2014.
- By provided 20% of SDG&E's retail energy needs in 2010, renewable resources are estimated to meet roughly 10% of San Diego's total capacity need in that year and 11% in 2014.
- Beginning in 2011, additional renewable and conventional generation will be needed, including additional on-system resources to meet grid reliability criteria, and a portion of the resource need created by load growth and expiration of the CDWR contracts. If Sunrise were to be reallocated, the timing of these additions would likely change as would the resulting Reliability Must Run (RMR) cost reduction since SDG&E would have "headroom" to accelerate additions of on-system resources.
- Pursuant to SDG&E's Balanced Portfolio Strategy, a portion of these needed resources are expected to come from on-system resources, and a portion from off-system. While these projections represent a reasonable set of assumptions made years in advance of specific project proposals, SDG&E observes that there may be fine tuning of exact year of need, resource types (for example, a based loaded versus an intermediate loaded plant), and plant location (for example, an on-system resource versus an off-system one).

Transmission Implications

-- By 2010, the plan calls for an additional major transmission project to comply with ISO Grid Planning Criteria, displace existing high-cost RMR generation, provide for the potential retirement of aging local units, deliver additional off system generation—renewable and conventional—to lower costs, increase supply diversity, and replace a portion of the expiring CDWR contracts. SDG&E believes that the benefits of added transmission infrastructure, as described in the testimony of Witness Brown make it a required element of any SDG&E resource portfolio. SDG&E therefore seeks specific authorization in this proceeding to pursue the necessary project approvals to fill this 2010 need. As SDG&E pointed out last year, the question is not whether additional transmission is beneficial; it is how much of a resource portfolio is delivered through transmission rather than on-system generation options to meet resource gaps not filled through energy efficiency and demand response alternatives. In addition, whether SDG&E has the ability to successfully complete these projects in the time frames indicated could impact SDG&E's ability to meet the goal of achieving a 20% renewable energy supply by 2010.

Fuel Diversity

-- SDG&E's ability to add fuel diverse resources is constrained by the nature of its service territory, public policy, and possible limited availability of nonfossil resources. There are few hydro resources in San Diego, and there is no policy support for either local coal-based or additional nuclear resources. Thus, the plan depends on renewable resources (both supply-side and customer-side distributed renewable generation) for fuel diversity, although there is a potential that off-system purchases will come from coal and nuclear plants outside the service territory, further contributing to fuel diversity.

-- The addition of Liquefied Natural Gas (LNG) supplies to California's gas resource mix would provide an opportunity to further diversify the geographical location, delivery system, and cost components of the fuel supply for the gas-fired portion of SDG&E's preferred plan.

Source:

Order Instituting Rulemaking To Promote Policy And Program Coordination And Integration In Electric Utility Resource Planning R.04-04-003, Long-Term Resource Plan Of San Diego Gas & Electric Company (U 902 E) Direct Testimony Before The Public Utilities Commission Of The State Of California, July 9, 2004

Full Text Link:

http://www.sdenergy.org/uploads/7-9-04SDG&E_LTRP.pdf

Statewide Program:

<http://www.cpuc.ca.gov/PUBLISHED/REPORT/49078.htm>

PLEASE NOTE: SDG&E is providing this information to you as a courtesy. SDG&E does not represent that the information contained herein is accurate. SDG&E disclaims all warranties, express or implied, including the warranty of fitness for a particular purpose. You are solely responsible for selecting this information to use and you are solely responsible for any consequences resulting from your use.

WEEKLY REPORT

DATE: November 2, 2005
TO: Margot Kyd
FROM: Frank Urtasun
SUBJECT: DBE report for week-ending 11/02/05

MAJOR CONTRACTS SIGNED WITH DBE COMPANIES

Two major contracts were recently signed for the 20SD Project. The 20SD Project is a surcharge project, money collected on the SDG&E utility bills is used to pay for the conversion from overhead utilities to underground utilities. The city of San Diego selects the areas for conversion.

Herman Weissker has been awarded a \$4,808,388 project, scheduled to start 05/01/2006 and run through 12/01/2006.

AM Ortega has been awarded a \$3,158,480 project, scheduled to start 11/07/2005 and run through 05/17/2006. Because of the invoicing and payment process, none of the dollars are expected to be included in the 2005 totals.

XEROX – SUBCONTRACTING MEETING

DBE met with the representative from Xerox to promote additional subcontracting dollars. Xerox rep. has concerns of not meeting their DBE commitment and requested our assistance. Discussion on additional areas to include DBEs such as paper and temporary services were considered. Two DBE subcontractors were referred to Xerox in this area for possible subcontracting opportunities.

MOORE BUSINESS FORMS – SUBCONTRACTING MEETING

DBE arranged a conference call with Moore Business Forms to discuss and assist them in their Subcontracting Plan. Moore Business Forms was awarded the Billing Forms Contract.

HINES – SUBCONTRACTING

DBE had a conference call with Hines Company, DBA Brandon Taylor Design, to discuss the Subcontracting Program & Plan. Hines Company provides us with graphics productions, hired talent and media placement. Conversations on how to increase their DBE subcontracting dollars was discussed.

AMI BIDDERS CONFERENCE

DBE created talking points for the AMI Bidders conference to assist the Company's spokesperson in explaining our DBE program and subcontracting plan to the bidders.

ENERGY EFFICIENCY QUESTIONS / EVALUATION CRITERIA

DBE continues to work on the Energy Efficiency RFP process, questions and evaluation criteria.

MARKETING

DBE responded to Marketing requests for DBE suppliers in the areas of promotional items and food services.

ASIAN INC – CPUC CLEARINGHOUSE

DBE had a discussion with Asian Inc., regarding expediting suppliers for verification. Asian Inc. has halted the expediting suppliers for the rest of the year. DBE is concerned about getting our DBE suppliers verified for our year-end results, and ultimately affecting not reaching our goal. This concern will need to be elevated to the CPUC. (Ceci could we put this on our agenda for tomorrow)

NATIONAL CONGRESS OF AMERICAN INDIANS (NCAI)

Jeff Thorsen of DBE, Greg Craig of Cook Inlet and Tracy Stanhoff of the California Indian Chamber participated on a business development and energy and business panels at the NCAI in Tulsa Oklahoma. The NCAI is the oldest Native American civil rights and business organization.

COOK INLET ENERGY SUPPLY

On November 1, one of SEU's prominent DBEs, Cook Inlet, was acquired by a large Australian Commerce and Trading Bank. The DBE group and SEU gas supply teams helped mentor Cook Inlet from a start up in 1990 to a \$4 billion dollar energy-trading firm. Their success and rising gas prices ultimately spurred the need to replace Harvard Endowment Fund as their financial backer/ 49% partner. They chose to sell out to provide for further growth instead of shrink to remain DBE. They ended up with 200+ utility and Fortune 500 customers. The DBE group has assisted in the start up of EVI, a sort of minority owned spin-off of Cook Inlet. EVI is owned and operated by Suyen Encarnacion, Cook's former 13 year Chief Trading Officer VP. EVI could replace Cook Inlet's DBE natural gas dollars, which varied from \$20-\$40 million per year.